



COMMERCIAL

Lake Norman Leader in Real Estate

LKN-Commercial.com



1041 N MAIN STREET

MOORESVILLE

SERVICE STATION W/ 7 GARAGE BAYS

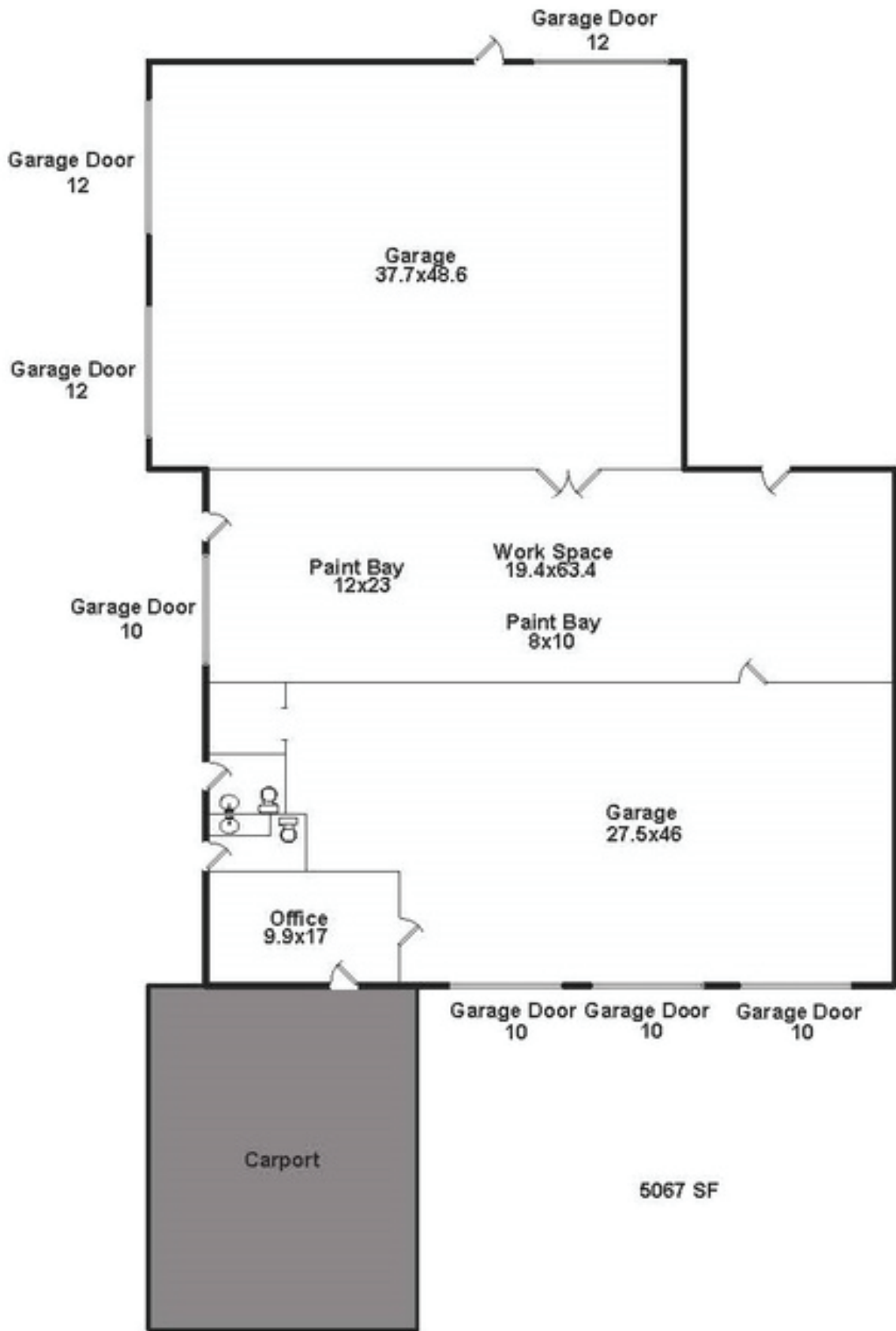
\$1,200,000

5,067 SQFT

Fenced In Rear Lot

Prime Location

Broker: Maureen Roberge 704 323-9222



AREA CALCULATIONS SUMMARY			
Factor	Net Size	Perimeter	Net Totals
1.0	5067.1	313.8	5067.1
1.0	817.0	115.2	817.0

1041 N Main Street Mooresville NC 28115
 Listing By Maureen Roberge, Owner/Broker 704 323-9222

Terrific business opportunity! Bring your business to this excellent location!
Service station and Auto Repair shop, HVAC in Office and Work area.

Great visibility with at 108 feet of road frontage downtown Mooresville right near the (newly controlled) intersection of Linwood and North Main St and a few doors down from the Food Lion shopping center. Only minutes to the heart of downtown Mooresville. Lots of development going on in this area.

Great opportunity to bring your business to this location with :

- 5,067n sqft of space
- +/- .49 acres
- rare to find fenced in rear yard
- 3 bays in the front
- office
- Work area/office and where the current paint booth is located
- Two exterior accessed bathrooms
- In recent years (2.5 apx) they added a 37.5 x 38.5 garage with three 14 feet high garage doors.
- Phase3 Power
- Roof apx 2.5 years old - natural gas metal roof
- Sprinkler system in mix room
- AC in office only, heat is in old part of shop and office



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1041 N Main St, Mooresville, NC 28115-2357, Iredell County

APN: 4667-64-9421.000 CLIP: 3108297335



Beds N/A	Full Baths 2	Half Baths N/A	MLS List Price \$1,200,000
MLS Sq Ft 5,067	Lot Sq Ft 21,344	Yr Built 1962	Type COM'L BLDG

OWNER INFORMATION

Owner		Tax Billing Zip	28115
Tax Billing Address	1041 N Main St	Tax Billing Zip+4	2357
Tax Billing City & State	Mooresville, NC	Owner Occupied	Yes

LOCATION INFORMATION

Subdivision	Don Allen & Assoc Pa	Zoning	CC
Township	Coddle Creek	Zoning Description	Cc-Cc
Census Tract	615.02	Building Name	Texaco
Carrier Route	C008	Neighborhood Code	03061-03061

TAX INFORMATION

Parcel ID	4667-64-9421.000	Lot #	2
% Improved	53%	Tax Area	CI03
Block #	E	Tax Appraisal Area	CI03
Legal Description	L2 KENNERYL BL E		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$125,610	\$125,610	\$125,610
Assessed Value - Land	\$58,800	\$58,800	\$58,800
Assessed Value - Improved	\$66,810	\$66,810	\$66,810
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$125,610	\$125,610	\$125,610
Market Value - Land	\$58,800	\$58,800	\$58,800
Market Value - Improved	\$66,810	\$66,810	\$66,810
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,636		
2021	\$1,636	\$0	0%

CHARACTERISTICS

Land Use - Universal	Commercial Building	Total Baths	2
Land Use - County	Commercial	Full Baths	2
Lot Acres	0.49	Bath Fixtures	4
Lot Sq Ft	21,344	Total Rooms	4
Lot Frontage	102	Heat Type	Forced Air/Not Ducted
Lot Depth	216	Heat Fuel Type	Coal/Wood/Oil
Year Built	1962	Interior Wall	Masonry
Effective Year Built	1990	Floor Cover	Type Unknown
# of Buildings	1	Flooring Material	Concrete
Building Comments	Texaco	Basement Type	MLS: Slab
Bldg Frame Material	Masonry	Foundation	Cont. Footing
Stories	1	Exterior	Concrete Block
Building Sq Ft	Tax: 4,960 MLS: 5,067	Roof Type	Flat
Total Building Sq Ft	Tax: 4,960 MLS: 5,067	Roof Material	Built-Up
Heated Sq Ft	4,960	Roof Shape	Flat
Ground Floor Sq Ft	2,657	Quality	Average

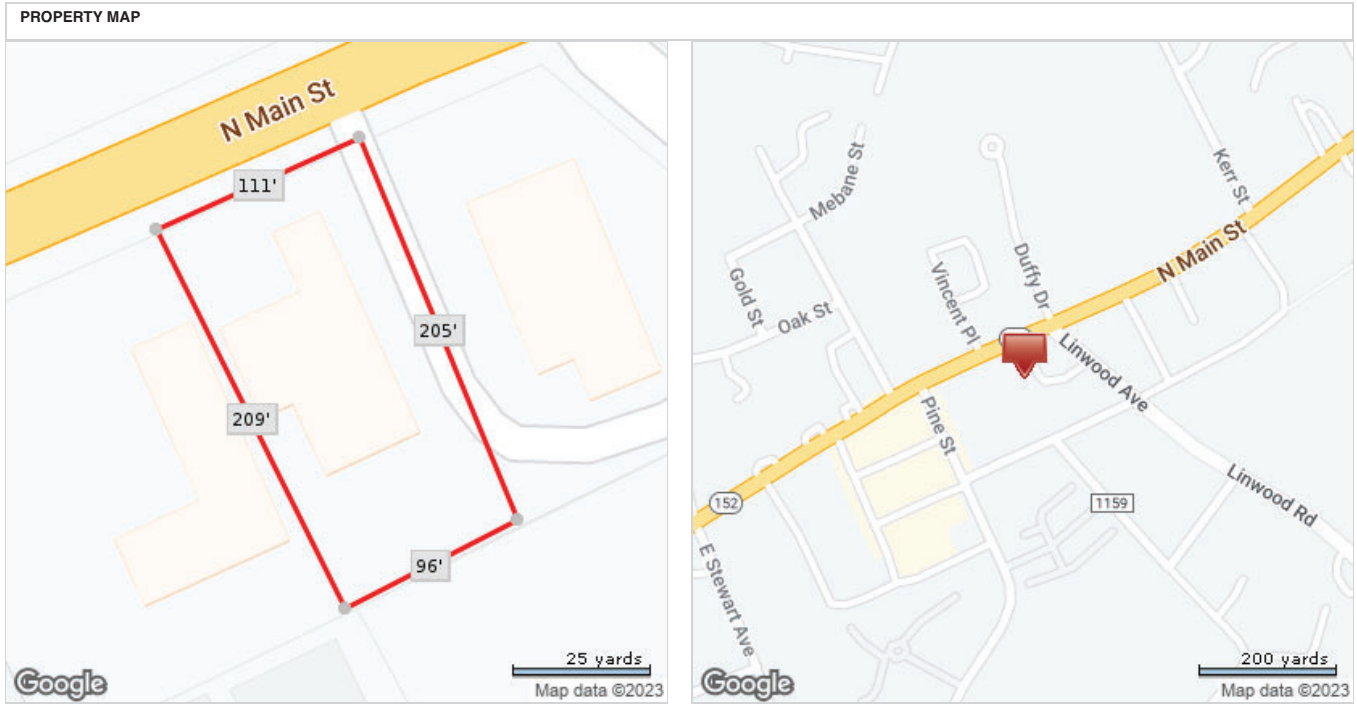
FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Cl Fence	S	162	1974	\$560
Asp Paving	S	3,700	1974	\$2,780
Con Paving	S	2,500	1974	\$2,630

Property Details | Courtesy of Maureen Roberge, Canopy MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Building Description	Building Size
Service Production Area	2,303
Base	2,657
Canopy	1,071



*Lot Dimensions are Estimated

LOCAL BUSINESSES RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Isy Bell's Cafe	1043 N Main St	(704) 663-6723	0.03	Lunchrooms And Cafeterias
Great China	973 N Main St	(704) 663-4888	0.13	Chinese Restaurant
Ghostface Brewing, LLC	160 W Park Ave	(704) 661-3834	0.38	Bars And Lounges
La Patisserie, LLC	627 N Main St	(704) 799-3355	0.61	Cakes
Down For Doughnuts, Llc.	173 Fontanelle Dr	(704) 724-6877	0.67	Doughnuts
Desserts By Dawn LLC	123 Maple Falls Way	(704) 799-2753	0.85	Cakes
Tasty Town Usa	126 Rankin St	(704) 219-9456	0.85	Eating Places
Davidson Pizza Co North	427 E Statesville Ave	(704) 799-7433	0.9	Pizza Restaurants
Queen City Timing	346b N Main St	(704) 664-9427	0.95	Sports Promotion

SHOPPING

	Address	Phone #	Distance	Description
The Brawley Co	982 N Main St	(704) 663-5553	0.12	Retail Nurseries
Food Lion, LLC	971 N Main St	(704) 664-5150	0.13	Supermarkets, Chain
Circle K Stores Inc.	703 N Main St	(704) 663-6153	0.52	Convenience Stores, Chain
DolgenCorp, LLC	621 N Main St	(704) 663-4605	0.62	Variety Stores
Circle K Stores Inc.	598 N Main St	(704) 663-1539	0.66	Convenience Stores, Chain
Walmart Inc.	966 E Iredell Ave	(704) 360-6118	0.9	Grocery Stores, Chain

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POPULATION

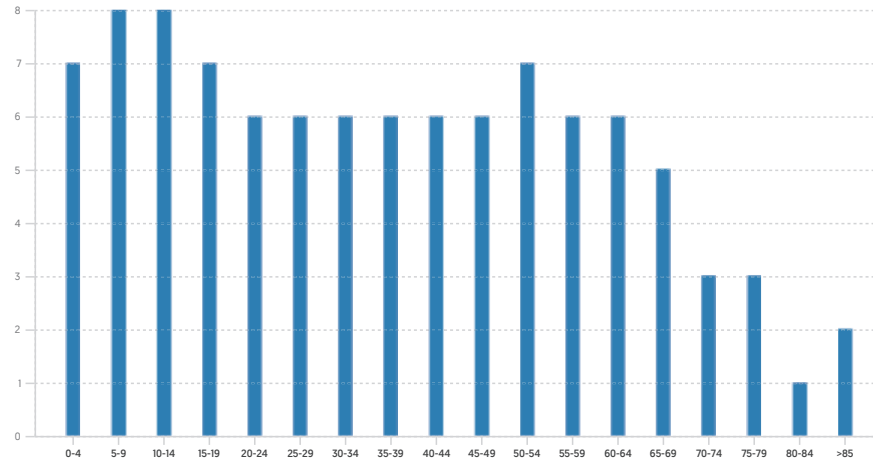
SUMMARY

Estimated Population	31,315
Population Growth (since 2010)	5.7%
Population Density (ppl / mile)	63
Median Age	36.4

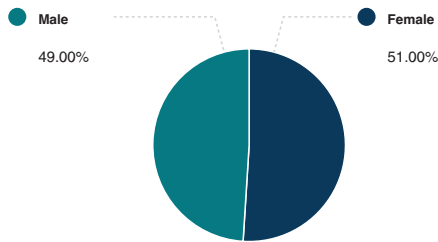
HOUSEHOLD

Number of Households	10,788
Household Size (ppl)	3
Households w/ Children	8,360

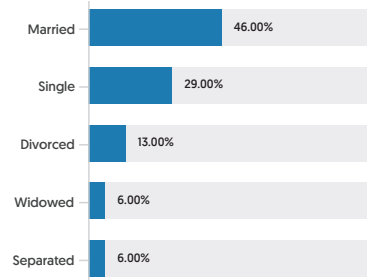
AGE



GENDER



MARITAL STATUS



HOUSING

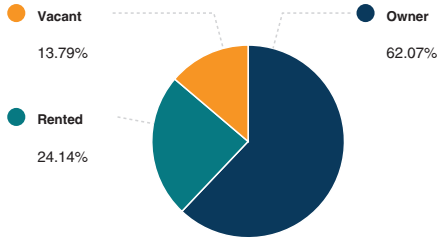
SUMMARY

Median Home Sale Price	\$102,700
Median Year Built	1985

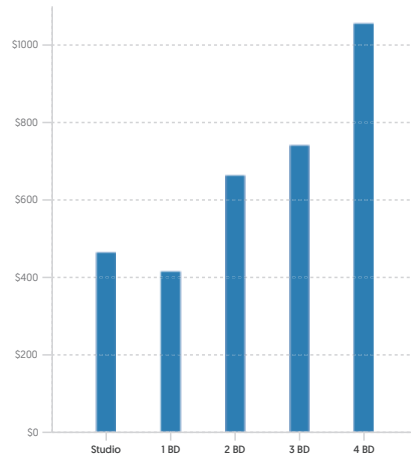
STABILITY

Annual Residential Turnover	14.2%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

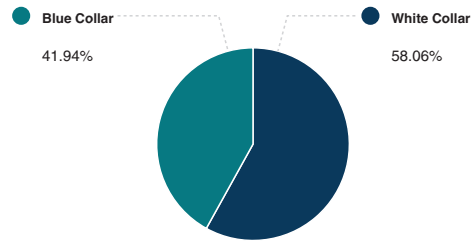


QUALITY OF LIFE

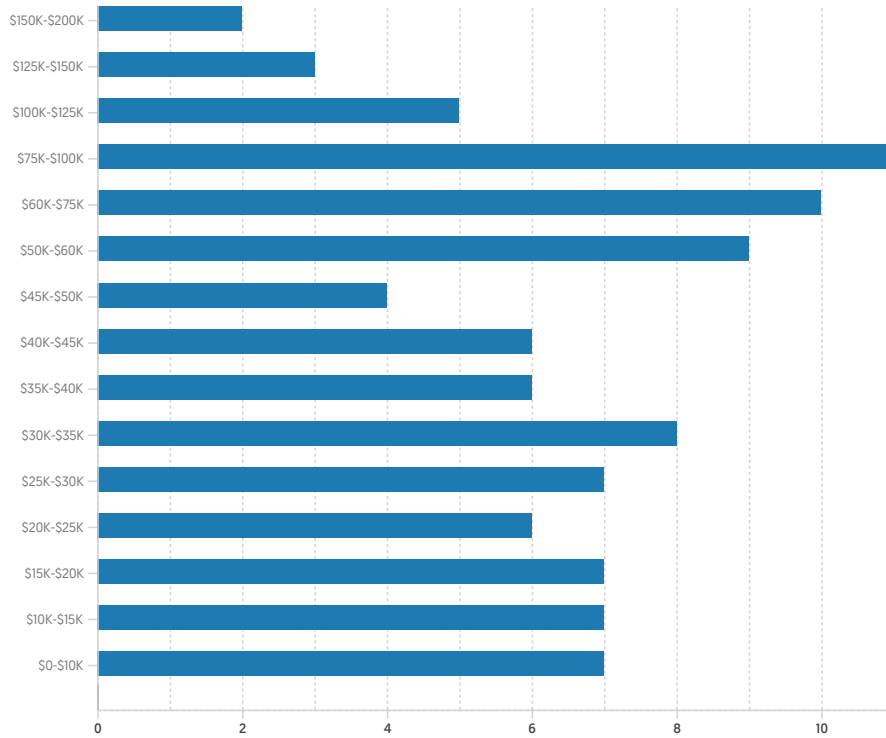
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	221
Construction	795
Manufacturing	3,781
Transportation and Communications	920
Wholesale Trade	208
Retail Trade	1,863
Finance, Insurance and Real Estate	550
Services	3,536
Public Administration	395

WORKFORCE



HOUSEHOLD INCOME



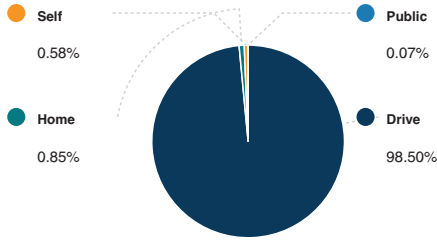
Average Household Income

\$41,379

Average Per Capita Income

\$20,401

COMMUTE METHOD



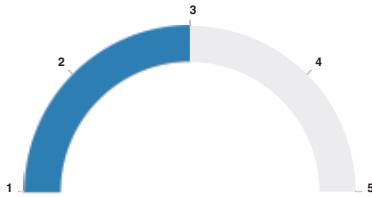
Median Travel Time **25 min**

WEATHER

January High Temp (avg °F)	49.9
January Low Temp (avg °F)	30.3
July High Temp (avg °F)	89.2
July Low Temp (avg °F)	69.4
Annual Precipitation (inches)	58.36

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	1,577
Some High School	4,730
High School Graduate	6,133
Some College	4,606
Associate Degree	1,529
Bachelor's Degree	3,708
Graduate Degree	1,032

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Park View Elementary	0.47	K-3rd	619	13	

Community Rating (2)

Park View Elementary

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Mooresville High School	0.92	9th-12th	1,881	18	4

Community Rating (2)

Mooresville High School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Mooresville Online Academy	0.98	K-12th			

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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