

AMITY HILL SCHOOL

**1318 OSTWALT AMITY RD, CLEVELAND, NC  
27013**

COMMERCIAL PROPERTY FOR SALE

FOR MORE INFORMATION

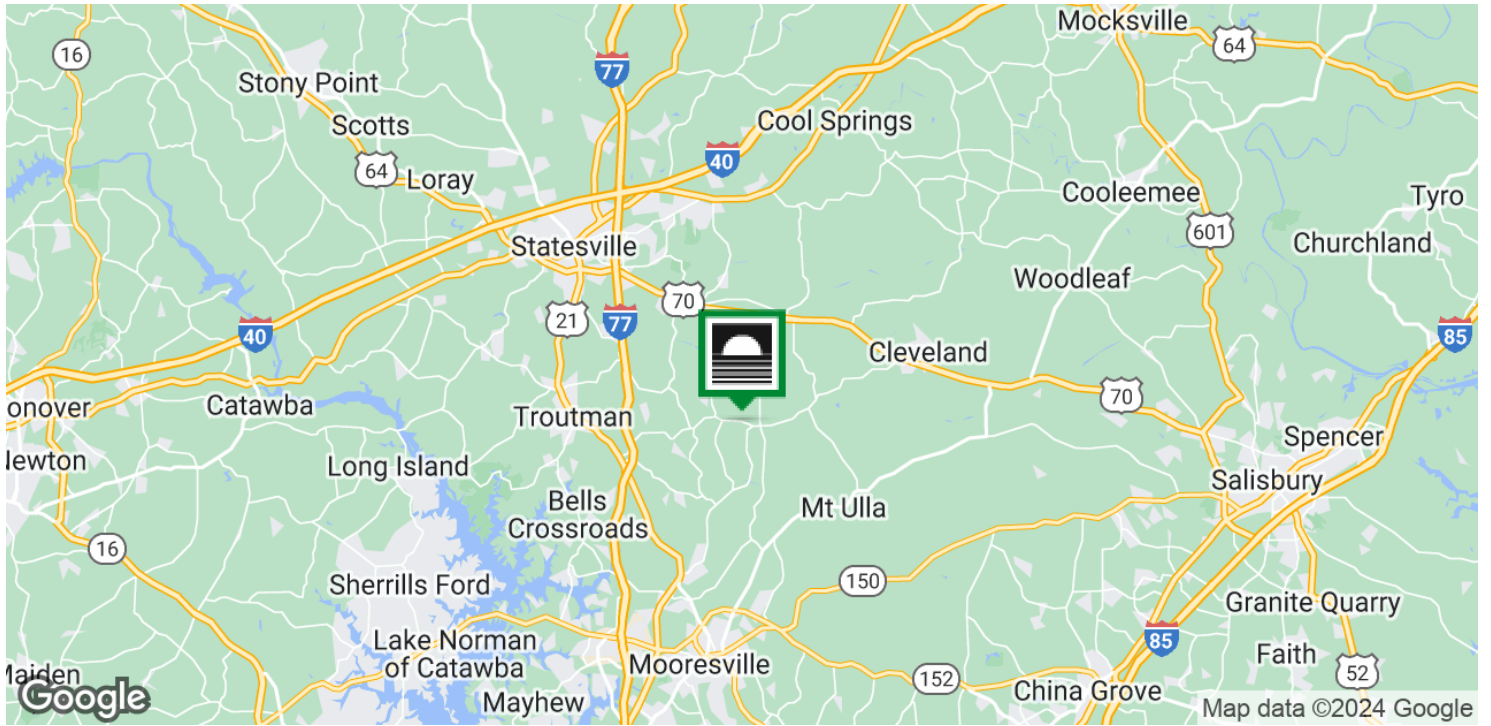
NIKKI ROBINSON

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**OLD AMITY HILL SCHOOL PROPERTY**

# 1318 OSTWALT AMITY RD, CLEVELAND, NC 27013

**EXECUTIVE SUMMARY | 2**



**OFFERING SUMMARY**

Sale Price:	\$799,000
Building Size:	22,609 SF
Lot Size:	+/- 5 Acres
Price / SF:	\$35.34
Year Built:	1920
Zoning:	RA

**PROPERTY OVERVIEW**

Discover a unique opportunity in the heart of Cleveland, NC with this impressive 22,609 SF building, with approximately 8,000 SF conditioned and currently being used as a private residence. Built in 1920, this property offers a rich historical character and significant potential for a special purpose or school investor. Zoned RA, this location provides flexibility for a variety of uses, offering a solid foundation to build upon. With its substantial size, this property presents an ideal canvas for any investor seeking to create a distinct educational or special purpose establishment in the charming Cleveland area.

**PROPERTY HIGHLIGHTS**

- 22,609 SF building with historical significance & character
- New roof on main building in 2017
- Zoned RA for flexibility in potential uses
- Located in the desirable Cleveland area
- Potential for school use or other special purpose

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PROPERTY DESCRIPTION | 3



## PROPERTY DESCRIPTION

Discover a unique opportunity in the heart of Cleveland, NC! Built in 1920, this property offers a rich historical character and significant potential for a school or other special purpose. Zoned RA, this location provides flexibility for a variety of uses, offering a solid foundation to build upon. With its substantial size, this property presents an ideal canvas for any investor seeking to create a distinct educational or special purpose establishment in the charming Cleveland area.

## LOCATION DESCRIPTION

Discover the quaint town of Cleveland, NC, where the property is located. With its scenic surroundings of legacy farms, this area offers a peaceful setting while still being conveniently located just 6 miles east of I-77 in Iredell County. Approximately 30 miles to the VA Hospital in Salisbury, and about 6 miles to downtown Cleveland, NC. An attractive choice for people looking to house an existing school or business, or to start a new one!

## EXTERIOR DESCRIPTION

Constructed of masonry and steel, with approx. 22,000 SF of space. Currently only 8,000 SF is conditioned in the original main building, with a new roof in 2017. The other wing of the building is also masonry & steel construction but needs a complete build-out and new roof structure. Fully fenced with double gates and a circular drive, situated on +/- 5 acres.

## INTERIOR DESCRIPTION

Original maple hardwood floors throughout the interior. 12-foot ceilings and arches are just some of the special architectural details of this unique property. 3 full bathrooms and a large gymnasium / auditorium.

## UTILITIES DESCRIPTION

Existing well and septic system. No representation as to size or functionality.



FOR MORE INFORMATION

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20117 WEST CATAWBA AVE , CORNELIUS, NC 28031 | 704.929.7941 | LAKENORMANREALTY.COM

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**PROPERTY DETAILS | 4**

<b>Sale Price</b>	<b>\$799,000</b>
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<b>LOCATION INFORMATION</b>	
Building Name	Old Amity Hill School Property
Street Address	1318 Ostwalt Amity Rd
City, State, Zip	Cleveland, NC 27013
County	Iredell

<b>BUILDING INFORMATION</b>	
Building Size	22,609 SF
Heated Area	8,000 SF
Year Built	1920

<b>PROPERTY INFORMATION</b>	
Property Type	Special Purpose
Property Subtype	School
Zoning	RA
Lot Size	5 Acres
APN #	4761-93-1928
Road Frontage	528 ft

**PARKING - CIRCULAR DRIVE WITH DOUBLE GATES**

<b>UTILITIES &amp; AMENITIES</b>	
Bathrooms	3
Fuel Source	Propane & Electric
Septic System	Existing
Water	Well existing
Perimeter Fencing	6-ft Chain Link w/ Barbed Wire



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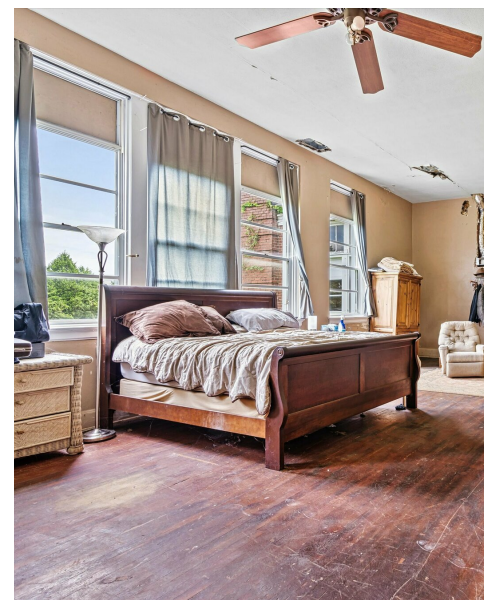
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CUSTOM PAGE | 5



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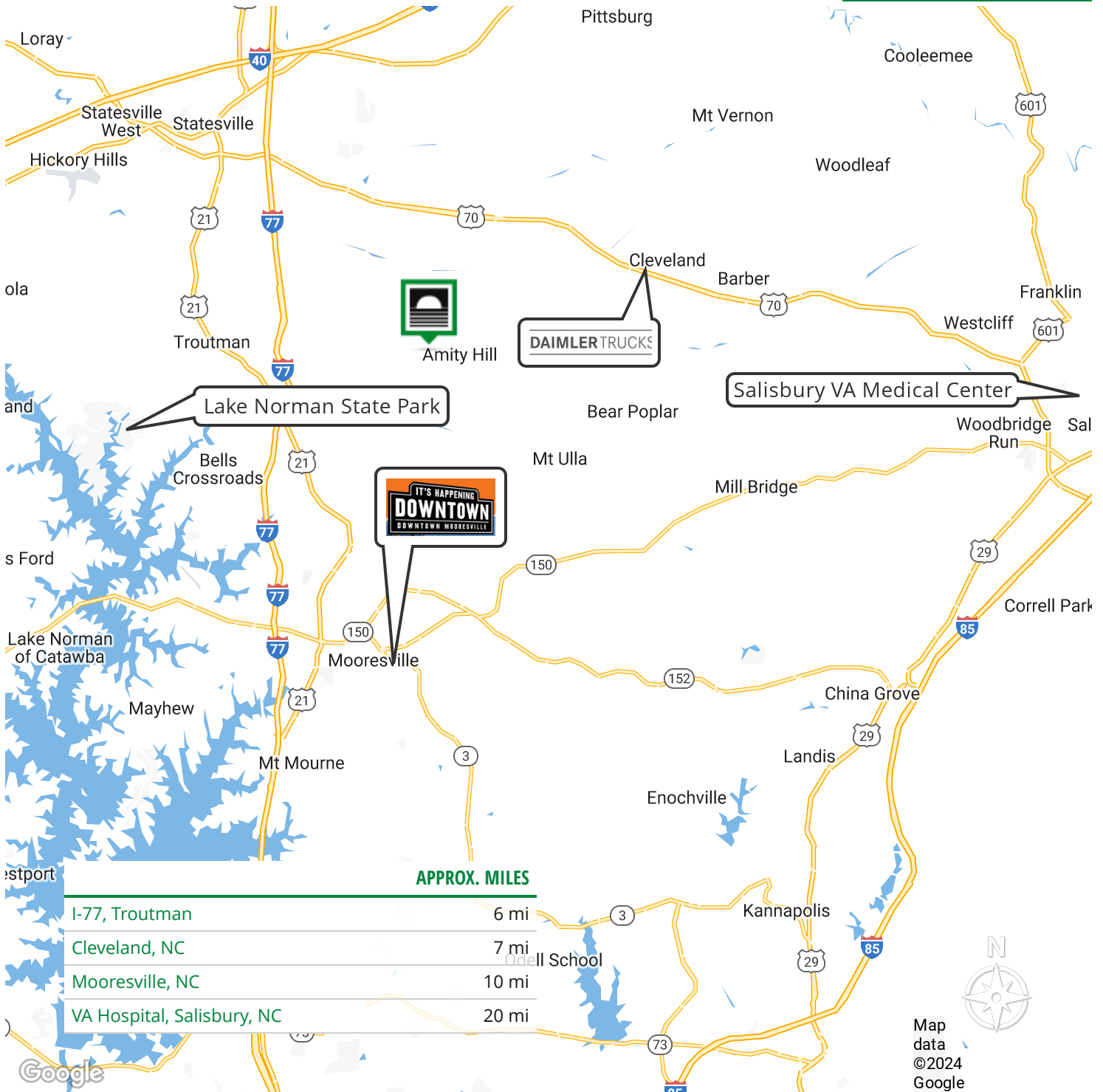
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LOCATION MAP | 6



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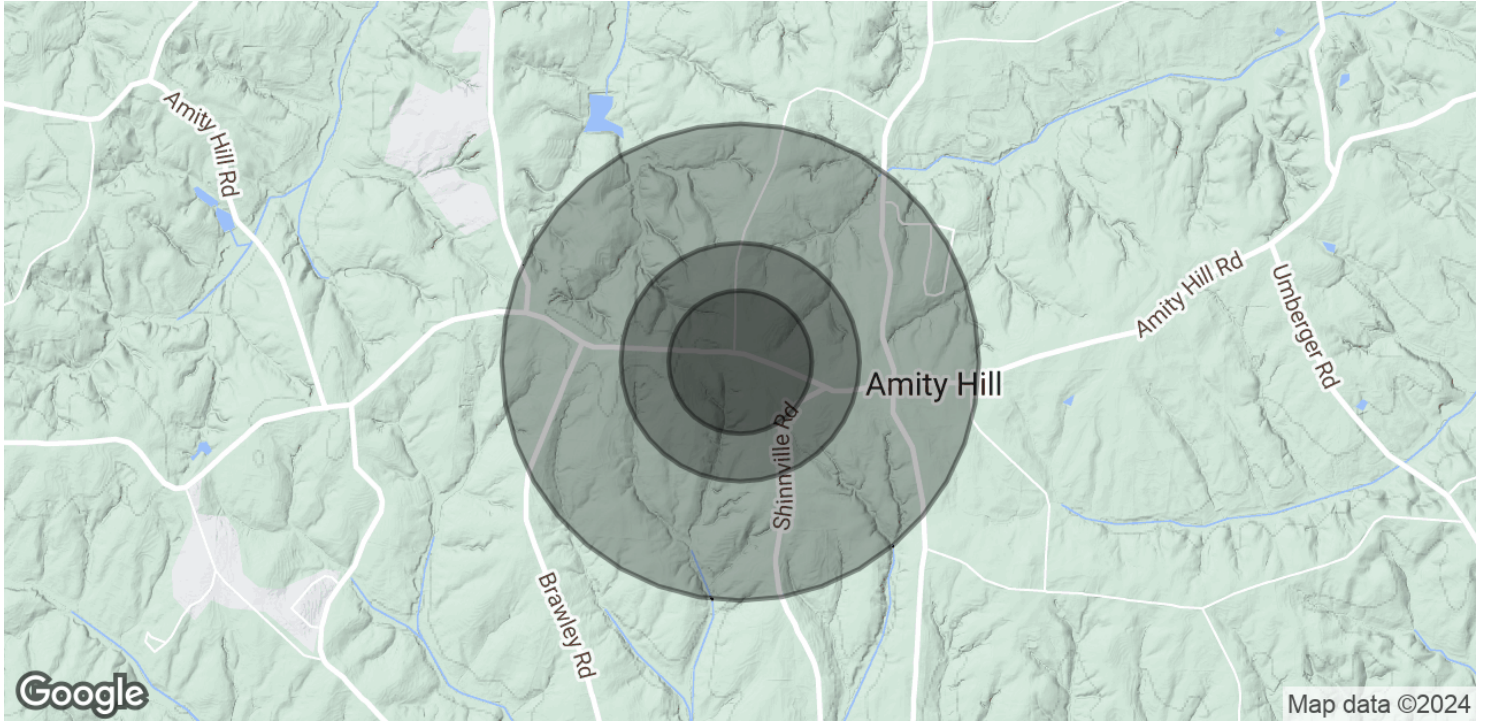
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DEMOGRAPHICS MAP & REPORT | 7



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	22	63	529
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	25	208
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$74,399	\$74,100	\$81,860
Average House Value	\$215,519	\$212,721	\$285,264

*Demographics data derived from AlphaMap*