

5928 E NC-150 HWY

DENVER, NC 28037

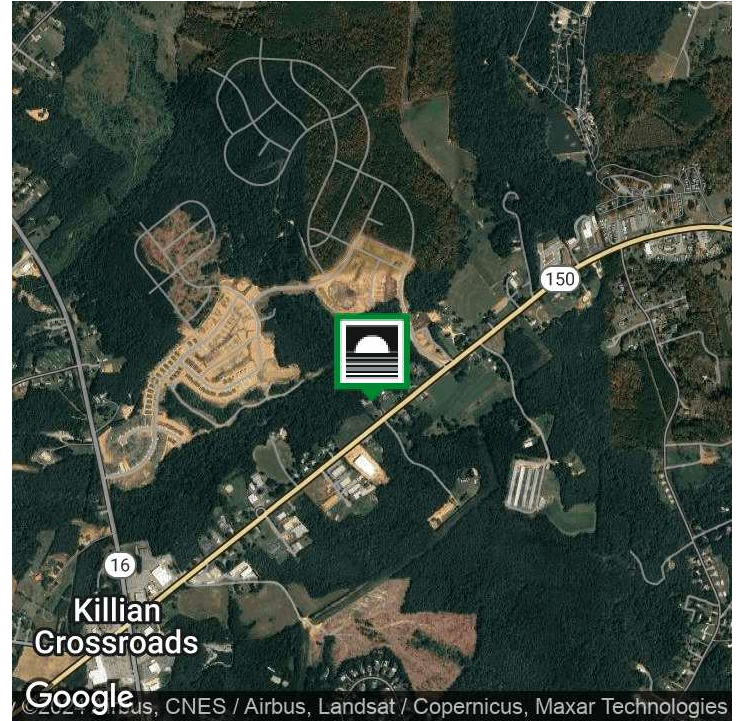
COMMERCIAL PROPERTY FOR SALE

PRESENTED BY

NIKKI ROBINSON

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	2,321 SF
Lot Size:	1.38 Acres
Year Built:	1977
Renovated:	2007
Zoning:	HC

PROPERTY OVERVIEW

Commercial Property + Accessory Garage with Highway Frontage in rapidly growing area of Denver, Catawba Co. NC

PROPERTY HIGHLIGHTS:

- GREAT VISIBILITY WITH HIGHWAY FRONTAGE ON NC-150
- 2,321 SQUARE FEET OF OFFICE SPACE W/ RETAIL SHOWROOM
- ACCESSORY STRUCTURE - 2,710 SQUARE FEET W/ 3 GARAGES
- PAVED ASPHALT PARKING LOT WITH 10 MARKED SPACES
- WATER & SEWER AVAILABLE

PROPERTY DESCRIPTION



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Retail | Showroom | Executive Office | Shared Office Space

LOCATION DESCRIPTION

This prime commercial property is located in the rapidly growing area of Denver, North Carolina, offering excellent visibility and access with direct frontage on NC Highway 150 in Catawba County. The main building is a masonry structure renovated in 2007 into Office space & Retail Showroom. It has a reception area with privacy glass, several private offices, shared workspaces, 2 ADA Restrooms, 1 private Restroom & a staff Break Room. There is an accessory structure with 3 garage bays at the rear of the property that needs repairs, but endless opportunities and great potential! Full access curb cut leads to paved asphalt parking lot with 10 marked spaces. Location provides easy access to roads, highways & nearby residential housing developments, ensuring constant vehicle traffic counts. Denver, NC is know for its vibrant community, making this an ideal and sought-after location for businesses looking to capitalize on the area's expanding market! Water & Sewer Available! Contact us Today to schedule an exclusive showing or for more Information!



Cover Page

Prepared for: Nikki Robinson
 Property Address: 5928 NC 150 HWY, Denver, NC
 Total Pages attached: 3 (Including cover page)

Total HLA sq.ft.: 2320.62

<u>Description</u>	<u>Sq.ft.</u>
Main Office Building	2320.6
Rear Building - Warehouse	2709.8

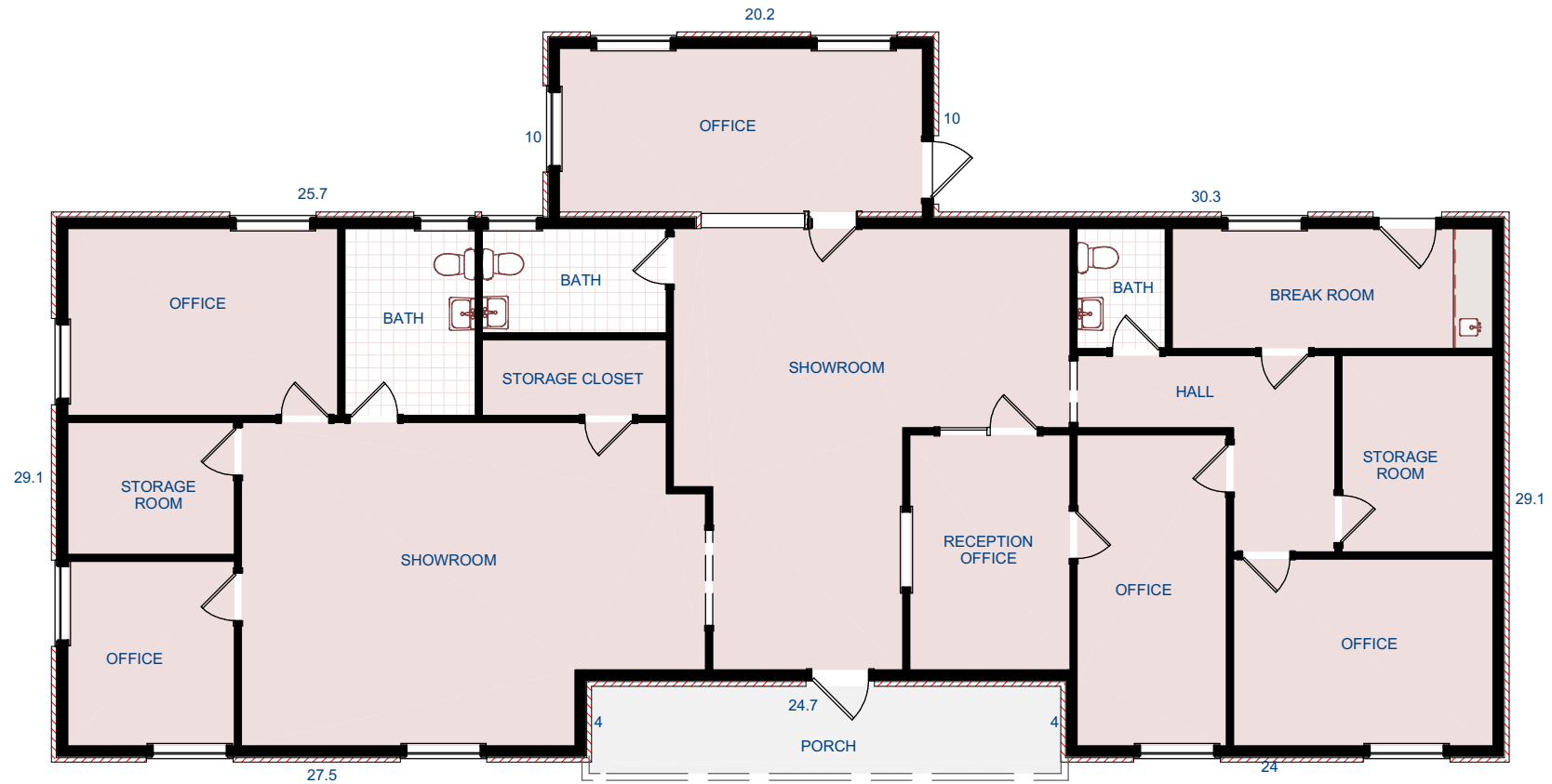
Detailed Square footage Calculations

Main Office Building			Rear Building - Warehouse		
Dimension		Subtotal	Dimension		Subtotal
27.5	29.1	800.25	44	34.3	1509.2
24.7	25.1	619.97	23.4	52	1216.8
24	29.1	698.4	-2.7	6	-16.2
10	20.2	202			
Total sq ft		2320.62	Total sq ft		2709.8

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Main Office Building HLA: 2320.6 sq.ft.

See cover page for detailed square footage calculations

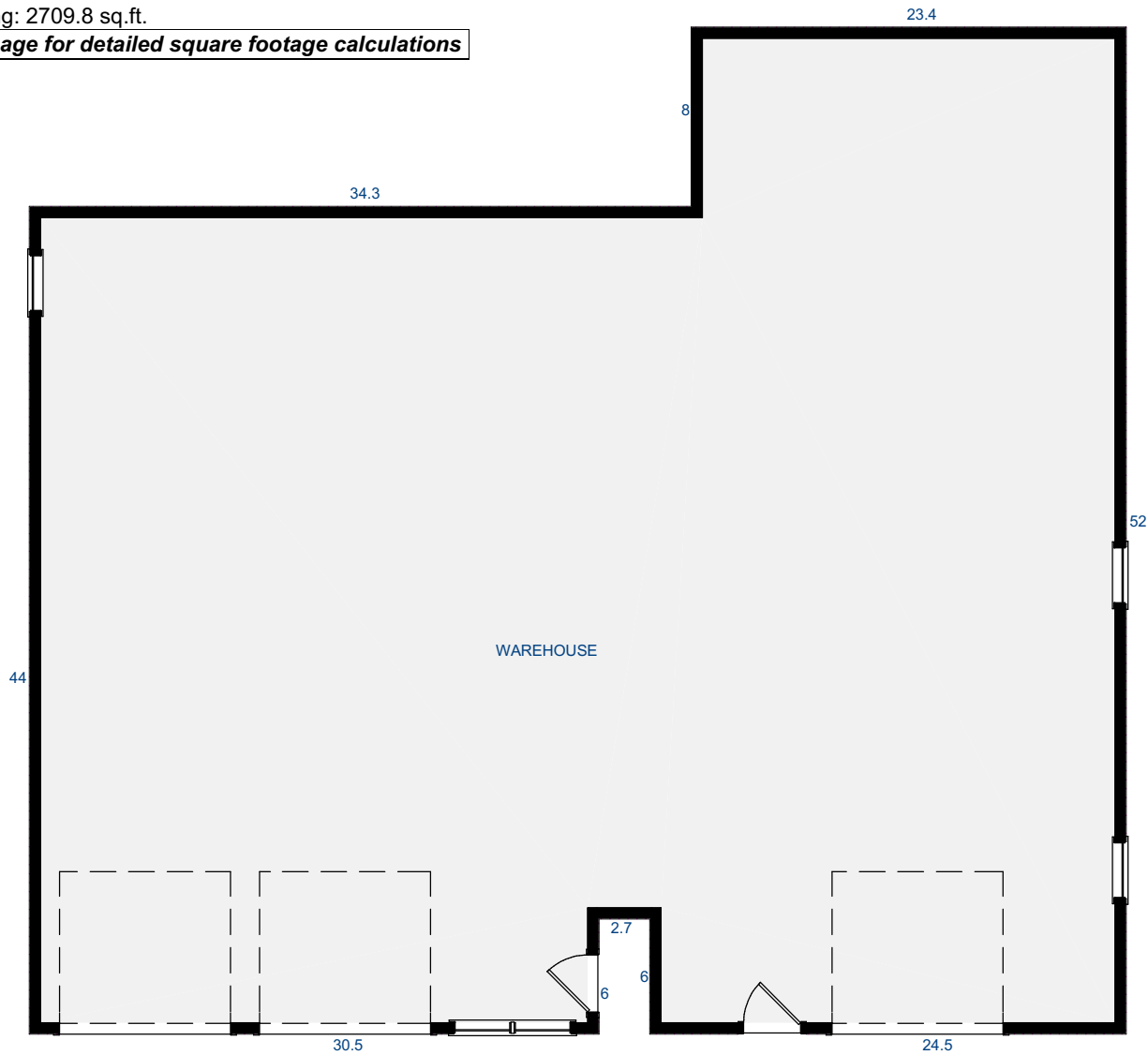


Office Building

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Office Building: 2709.8 sq.ft.

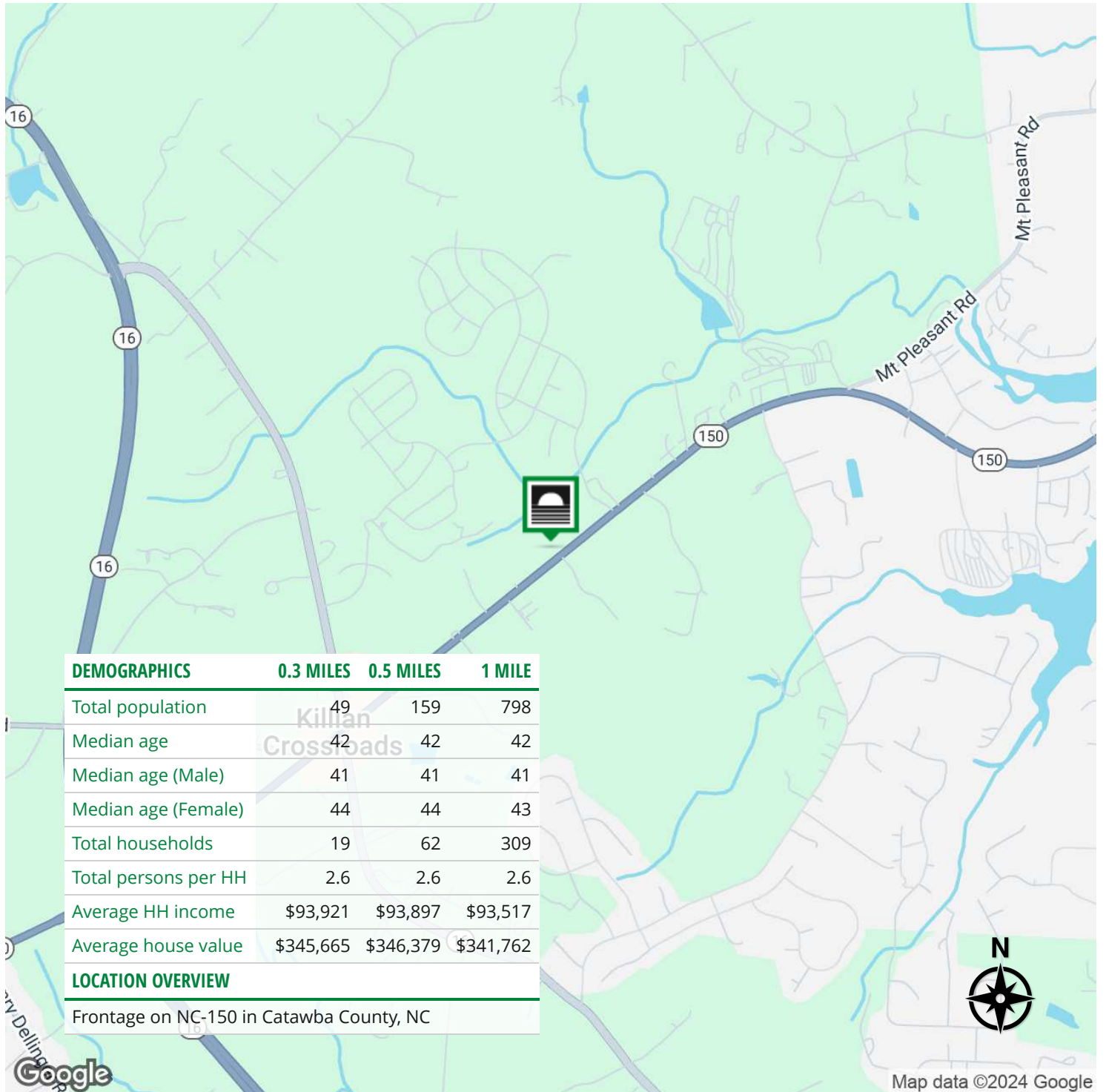
See cover page for detailed square footage calculations



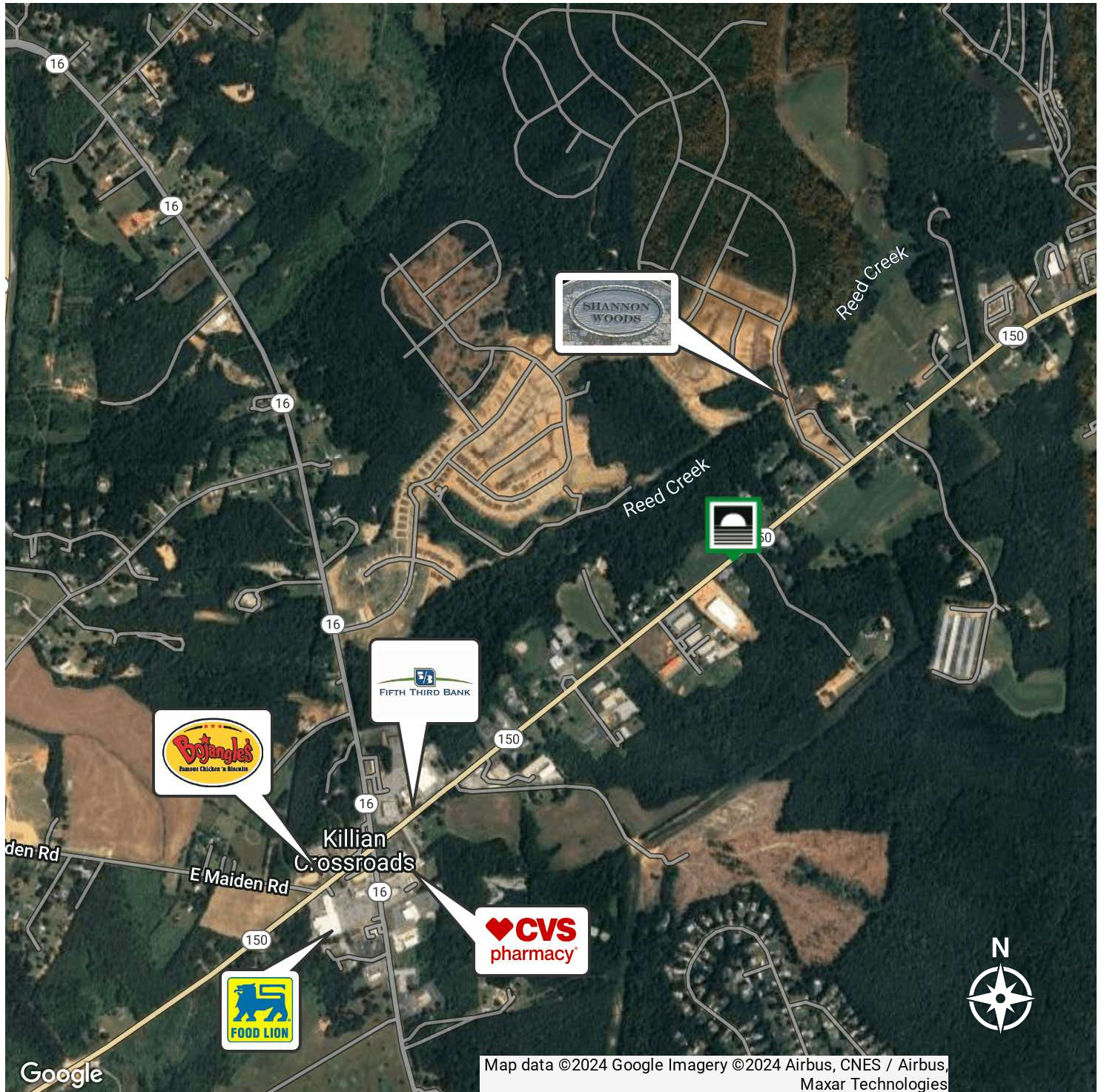
Rear Building - Warehouse

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REGIONAL MAP



AERIAL MAP



ADVISOR BIO



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