

# 2138 US 221a Highway, Mooresboro, North Carolina 28114

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List \$: **\$450,000**

MLS#: **4163478**      Category: **Commercial Sale**      County: **Rutherford**  
 Status: **ACT**      Parcel ID: **1636649**      Acres: **25.80**  
 Legal Desc: **MBL 413 1 1 B**      Tax Val: **\$124,600**      Zoning: **none**  
 City Tax Pd To: **No City Taxes Paid**      Deed Ref: **2065/1867**  
 Complex Name:      OSN: **Canopy MLS**



### General Information

Type: **Business**  
 Second Type: **Free Standing Retail, Industrial, Manufacturing, Office, Retail Center, Warehouse/Office Building, Land**

Sale/Lse Inc: **Building, Land**  
 Documents:  
 In City: **No**  
 Restrictions: **No Representation**  
 Rstrict Cmnts: **No know restrictions, No representation**

### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1969**  
 Const Status:  
 Const Type:  
 # of Bldgs: **3**  
 # of Rentals:  
 # of Units:  
 Baths Total:  
 # of Stories:

### Listing Information

Lse Consider: **No**  
 Total:  
 Min SF Avail: **26,480**  
 Max SF Avail: **26,480**  
 Min Lse\$/SF: **\$0.00**  
 Max Lse\$/SF: **\$0.00**  
 Office SqFt: **3,600**  
 Warehouse SF: **22,880**  
 Garage SF:

### Additional Information

Rail Service:  
 Prop Finance: **Cash, Conventional**      Road Front:  
 Ownership: **Seller owned for at least one year**      Lsd Consd: **No**      Flood Pl:  
 Spcl Cond: **None**  
 Rd Respons: **Publicly Maintained Road**

### Features

Lot Description: **Level, Paved, Riverfront, Sloped, Trees**  
 Fixtures Excls: **No**      Basement Dtls: **No**  
 Fencing: **Chain Link, Fenced, Partial**      2nd Living Qtr:  
 Exterior Cover: **Brick Partial**      Road Frontage: **US Highway**  
 Road Surface: **Paved**      Patio/Porch:  
 Security Feat:  
 Suitable Use: **Commercial, Industrial**      Inclusions: **Building, Land**  
 Utilities: **Electricity Connected**      Fire Sprinkler:

### Utilities

Restrictions: **No Representation - No know restrictions, No representation**

### Association Information

Subject to HOA: **None**      Subj to CCRs: **Undiscovered**

### Public Remarks

**The Old Caroleen Plant is ready and waiting for your innovative business ideas! The possibilities of this property are endless with the massive building, 25 acres, over 2,000 feet of river frontage along the Second Broad, and approximately 1,800 feet road frontage on Hwy 221 A. Conveniently located just nine minutes from HWY 74. Featuring a front office building and a two story warehouse with loading docks on both levels. There is an asphalt road along the river and property is fenced on the front (road) and both sides. This property has so much potential!**

### Agent Remarks

**There is a good amount of concrete under the weeds that you cannot see. Plumbing has been taken out. Power is on in the office building and upper level of the warehouse. Office building has two large bathrooms and a small, private office in a corner. Sold As-Is.**

### Showing Instructions/Directions

**Lockbox/Key, Showing Service, Sign, Vacant**

### List Agent/Office Information

DOM: **0**      CDOM: **0**      Expire Dt: **02/28/2025**  
 Mkt Dt: **08/14/2024**      DDP-End Dt:  
 Agent/Own: **No**  
 For Appt Call: **800-746-9464**      List Agreemnt: **Exclusive Right To Sell**  
 List Agent: **Megan Brandle (561000568)**      Agent Phone: **828-429-1049**  
 List Office: **Washburn Real Estate, Inc. (NCM7950)**      Office Phone: **828-748-9208**  
 Seller Name: **J & G Brooks Real Estate Inc**  
 Web URL:      Full Service: **Full Service**