

# SAWYER

PLESS HAIRE INSURANCE AGENCY

**224 MAIN STREET, MOORESVILLE, NC  
28115**

OFFICE BUILDING FOR SALE

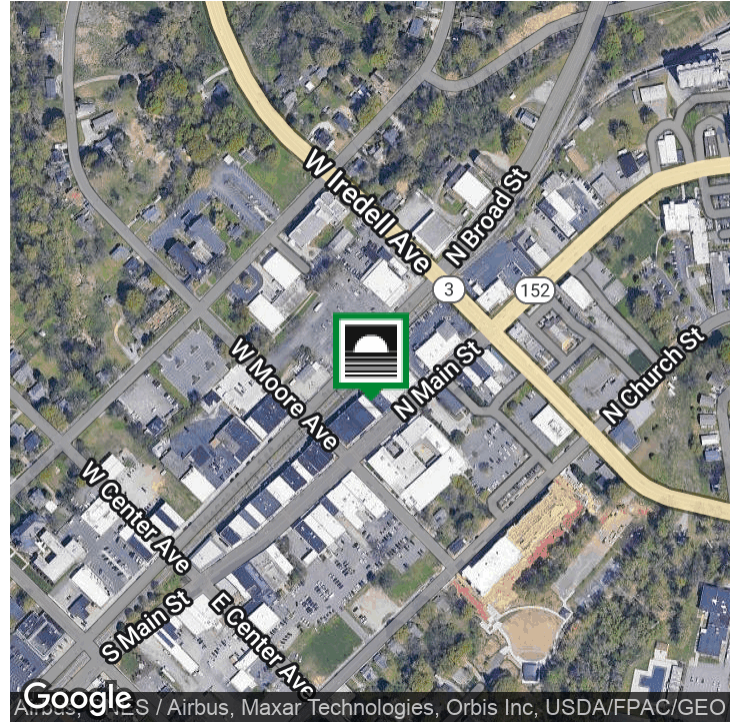
PRESENTED BY

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Building Size:	3,834 SF
Number of Stories:	2
Lot Size:	0.08 Acres
Year Built:	1906
Zoning:	TD
Iredell Co. PIN:	4667-12-5453

## PROPERTY OVERVIEW

2-story traditional downtown office building, currently used as an office on the main level, with second story being delivered as a raw space, ready for your imagination.

## PROPERTY HIGHLIGHTS

**OFFICE SPACE ON THE STREET LEVEL WITH FRONTAGE ON MAIN STREET IN DOWNTOWN MOORESVILLE.**

**THE SECOND STORY HAS ENDLESS POSSIBILITIES! LIVE-WORK, SERVICE OR CULTURAL AND CIVIC SERVICES. MEDIUM AND HIGH DENSITY RESIDENTIAL USE ALLOWED.**

**PAVED ROAD FRONTAGE ON MAIN STREET & WALKABILITY TO VIBRANT DOWNTOWN MOORESVILLE. PARALLEL PUBLIC PARKING AND RESERVED SPACES IN THE REAR ALLEY ACCESS.**

# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

### DOWNTOWN MOORESVILLE!!

Upfitted into a luxury office space on the main level. There is a raw space on the upper level, ready for a multitude of uses such as residential, office service, cultural and civic development.

## LOCATION DESCRIPTION

Storefront, Office, Retail or Restaurant space with second story on Main Street in busy downtown Mooresville, NC.

Excellent location on Main Street in busy downtown Mooresville, North Carolina. Named as the hottest real estate market for 2023 by Zillow, Mooresville is poised for tremendous growth over the next 5 - 10 years.

The Town of Mooresville offers a quaint downtown area with walkability to many restaurants, retail and cultural experiences such as music, the arts & theatre. Also close by is the new, expanded Liberty Park, Mooresville Golf Club, Moor Park and the award-winning Merino Mill at the south end.

## EXTERIOR DESCRIPTION

Brick masonry with glass windows. Ingress & Egress at the front and rear.

## INTERIOR DESCRIPTION

Luxury Office space features 4 office spaces, conference room, kitchen and lounge area, one restroom. Exposed outer masonry walls and interior glass & drywall partitions with barn doors. Stained concrete floors, tin ceilings. Kitchen and lounge area has wood cabinetry with butcher block countertops and a stainless-steel sink. Industrial feel where industry meets luxury, upfitted in 2017. The upper level is a shell with endless possibilities!



# PROPERTY DETAILS

## LOCATION INFORMATION

Building Name	Sawyer Insurance
Street Address	224 Main Street
City, State, Zip	Mooreville, NC 28115
County	Iredell

## BUILDING INFORMATION

Building Size	3,834 SF
Tenancy	1 or 2 tenants
Year Built	1906
Year Renovated	2017

## PROPERTY INFORMATION

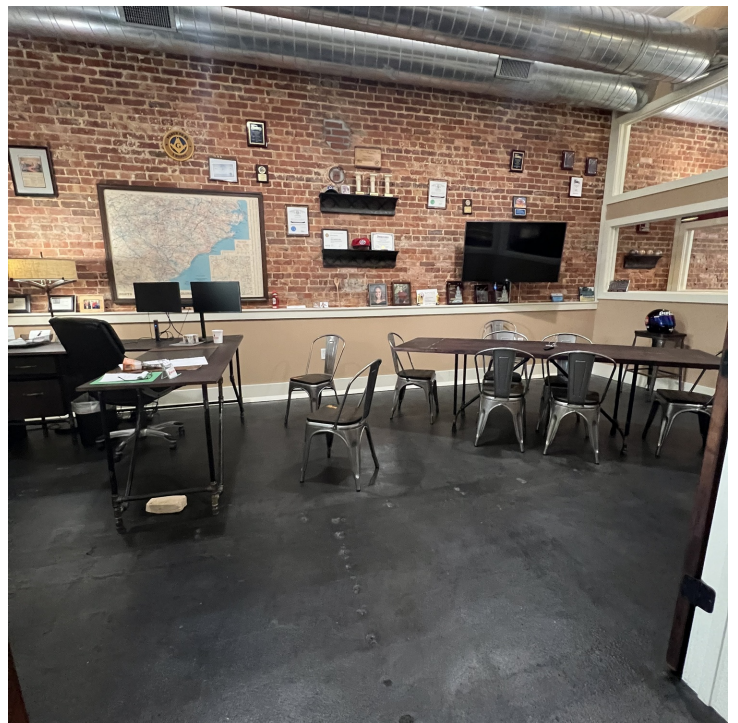
Property Type	Office
Property Subtype	Office Building
Zoning	Traditional Downtown (TD)
Lot Size	0.08 Acres

## PARKING & TRANSPORTATION

### ON STREET PUBLIC PARKING AND RESERVED SPACES AT REAR OF BUILDING

## UTILITIES & AMENITIES

MUNICIPAL WATER & SEWER - TOWN OF MOORESVILLE  
DUKE ENERGY  
DOMINION NATURAL GAS





# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

**STAFF AND/OR CUSTOMER LOUNG AREA HAS EXTERIOR REAR EXIT AND STAIRS TO SECOND LEVEL.**



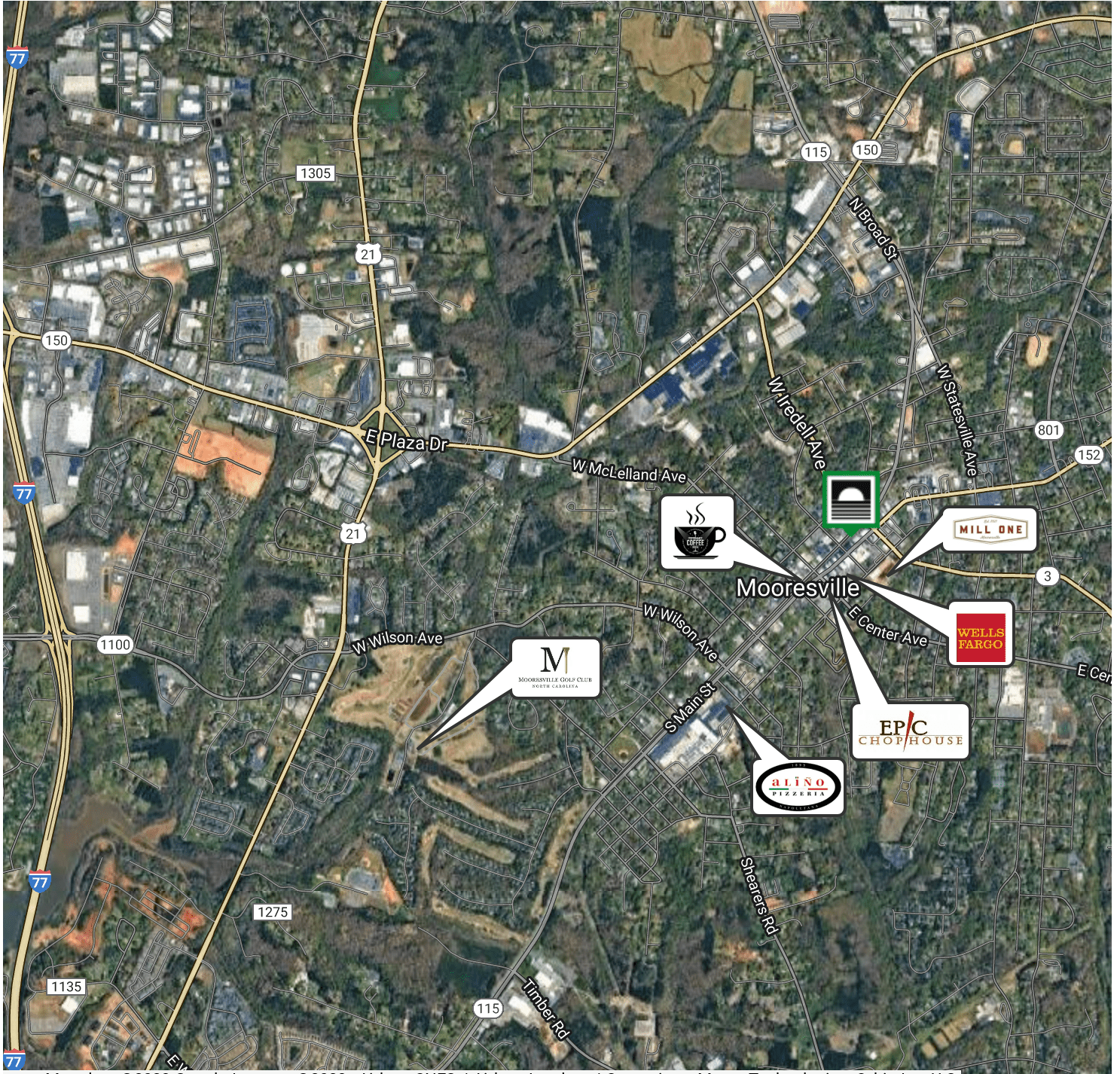
**STAFF AND/OR CUSTOMER KITCHEN WITH SINK AND CABINET STORAGE.**



**ADA COMPLIANT GENERAL USE RESTROOM**

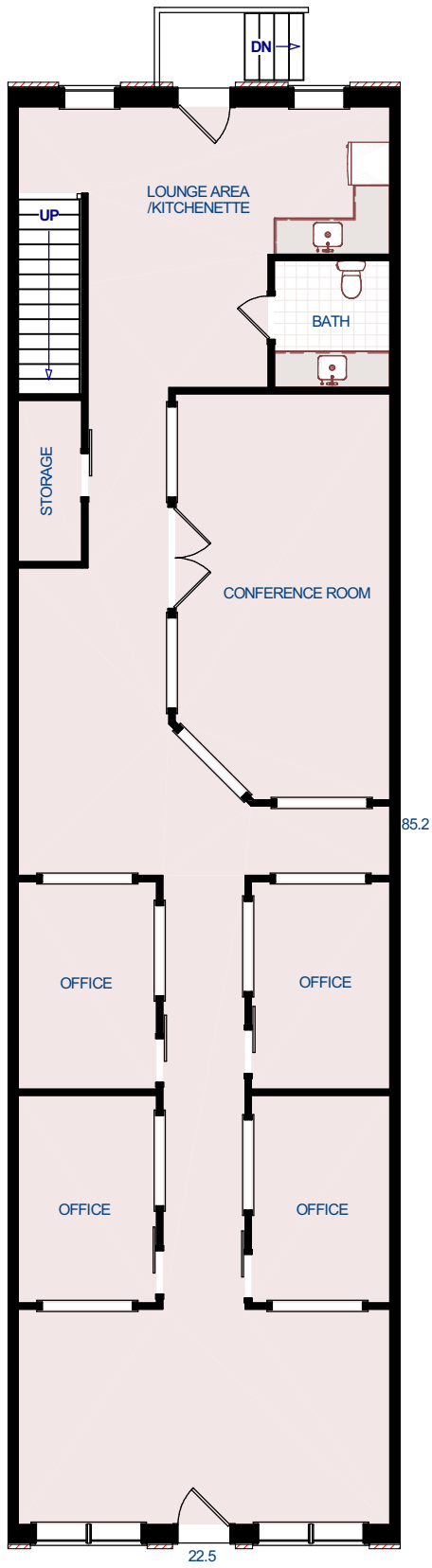


# LOCATION MAP

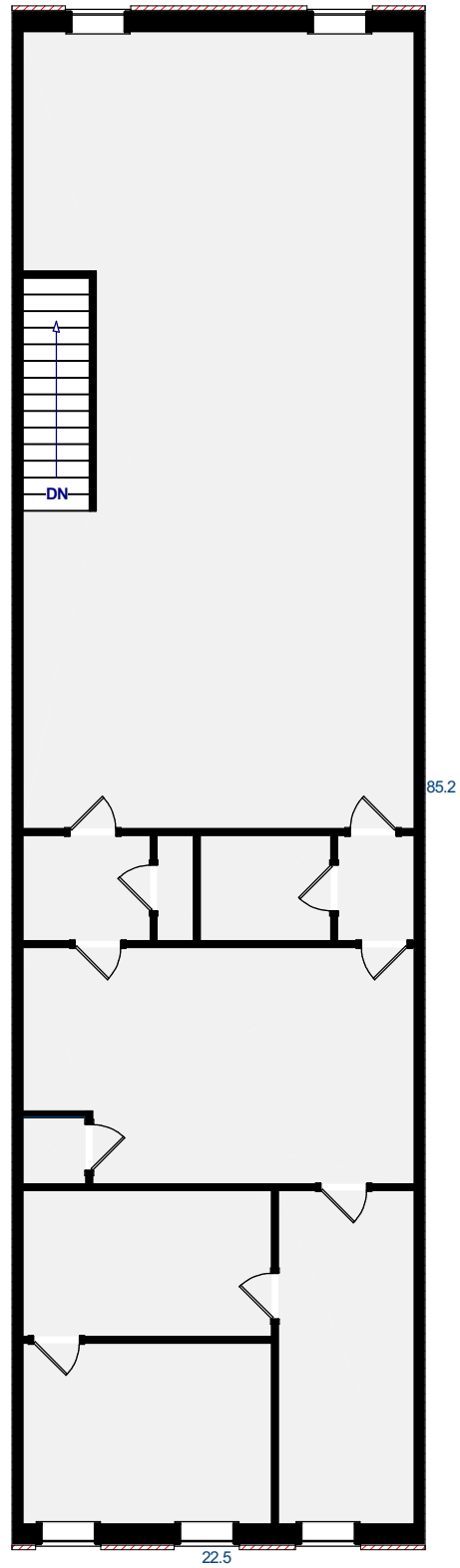


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**Main Floor  
 1917 sq.ft**



**Second Floor - Raw Area  
 1917 sq.ft**

Main Floor		Second Floor	
Dimension	Subtotal	Dimension	Subtotal
85.2	22.5	1917.0	85.2
22.5	1917.0	85.2	22.5
Total sq ft		1917.0	

224 MAIN STREET, MOORESVILLE, NC 28115

# COMMERCIAL BROKER AND INVESTMENT ADVISOR

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SERVICES TEAM