

Client Full

8342 Austin Traphill Road Elkin, NC 28621

MLS#: **914417** Sub Type: **C and I Improved/Retail**
 Tax Parcel: **1902648**
 Project/Park:
 Zoning: **none**
 Deed Bk/Pg: **0938/0470**

Status: **Active**
 County: **Wilkes**
 Bldg Name: **McGrady's Cafe**
 City Limits: **No**

List Price: **\$164,900**
 Lease Price:
 LeaseRate/SF:

General Information

Total SqFt: **1300 - 1700**
 Project SqFt: **1300 - 1700**
 Year Blt: **1971**
 Bldg Type: **Retail**
 Ceil Hgt Max:
 Electricity: **600**
 Bay Size:
 Lighting:

Vac SqFt:
 Office SqFt:
 Yr Renovated:
 # Floors: **1**
 Core Factor:
 Rail Avail: **None**
 Lot Dim: **161x443**



General Information:

Utilities	Paid By:	Estimated Cost:
Electric Meter:	Owner	\$600
Janitorial:	Owner	\$0
Insurance:	Owner	\$2,400
RE Taxes:	Owner	\$489

Utilities

Water Avail: **Private On Site** Gas Avail: **On-Site** Sewer: **Private**

Informational

Directions: **Elkin US 21 to Austin Traphill Road travel 8 miles business is on the right. Minutes from Stone Mountain State Park.**

Public Remarks: **Rare opportunity to own a community anchor in the heart of Austin. This family style restaurant serves the community home style breakfast and lunch. Monday-Saturday. Stainless steel appliances, walk in cooler and freezer. Private dining room to host special events or enjoy the food, atmosphere, conversation with neighbors and those visiting, just minutes from Stone Mountain State Park and the Mountain to Sea Trail. Most furnishings will convey. Interior updates 2018, roof 2005, HVAC 2017 & water heater 2017.**

Tax Value: **\$62,010** Seller Rep:
 Financing Opt: **Cash** Type of Sale: **Owner Sale**
 List Office: **Braken, LLC**



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