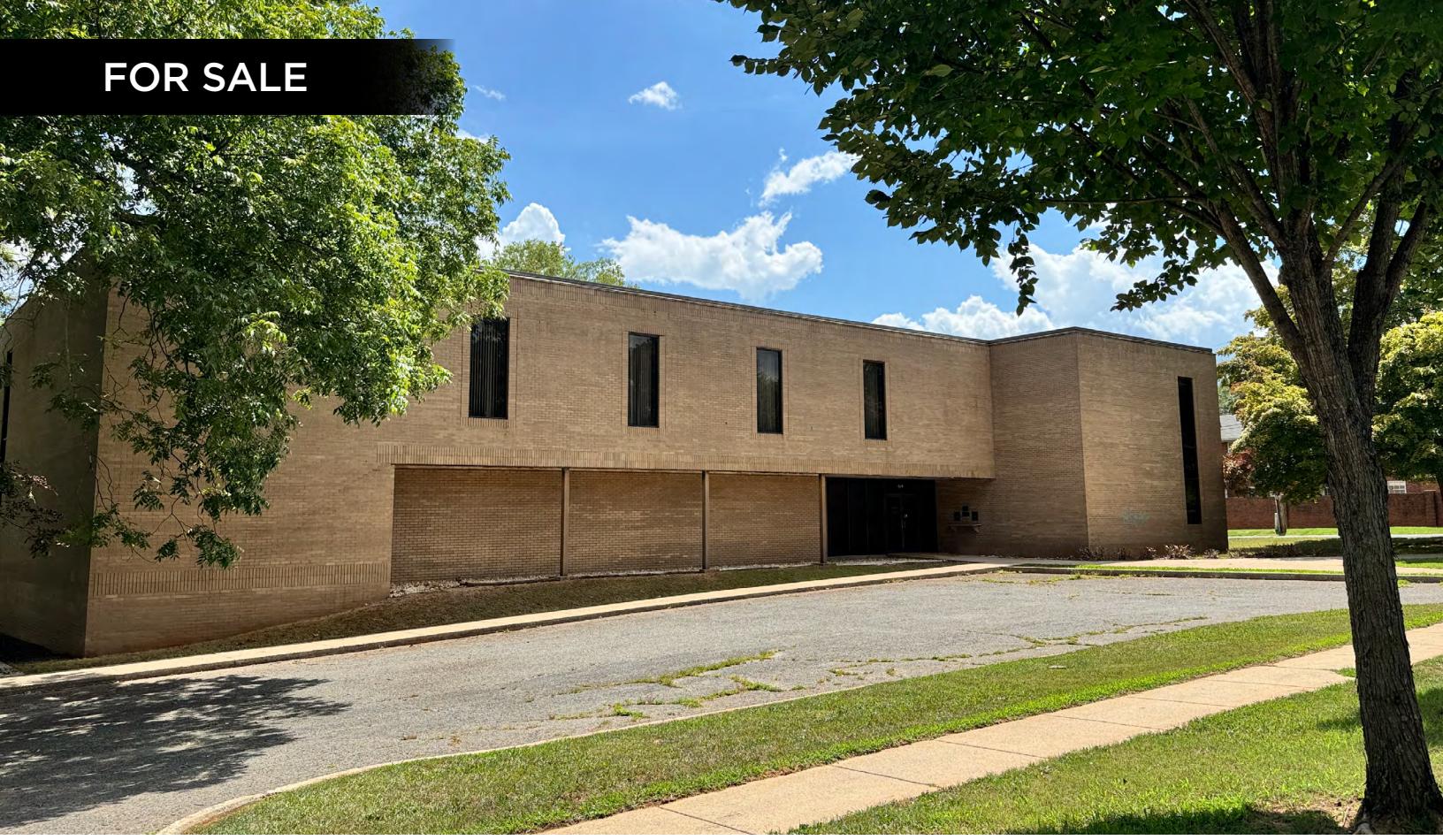


FOR SALE

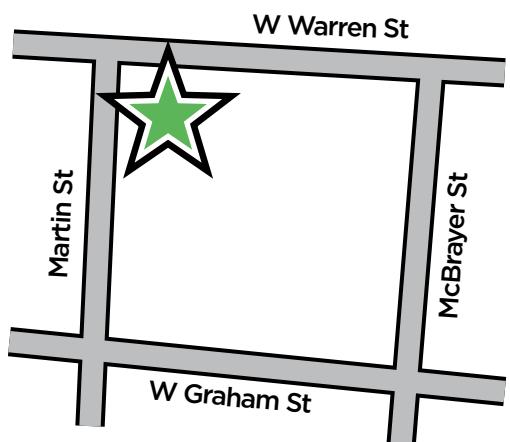


# 419 W. WARREN STREET

Shelby, North Carolina

## Office Building Available For Sale

- +/- 15,621 SF Office Building on +/-0.81 Acres.
- Two-story, concrete and steel office building with brick veneer. Zoned RO
- Features elevator with common access and ample parking
- Current layout is for 3 occupants. Occupant 1 takes up the entire first floor. Occupants 2 and 3 are on the 2nd floor and split space approx. 60/40%
- Excellent location in Uptown Shelby surrounded by medical and professional office
- Built in 1974 for Southern Bell
- Sale Price: \$1,200,000



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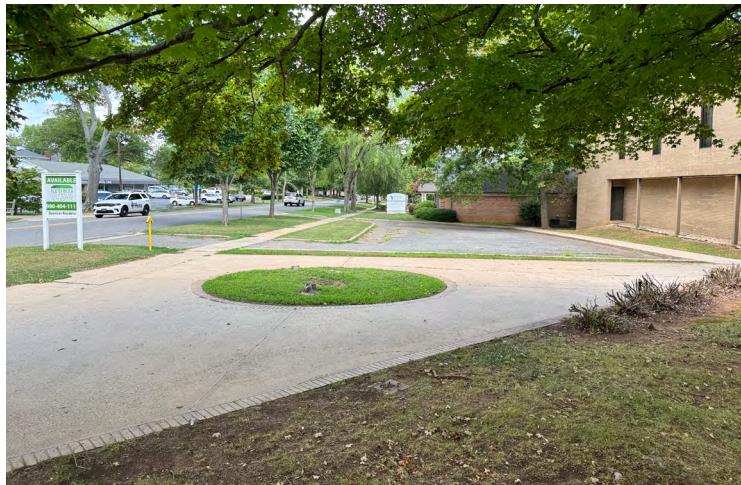
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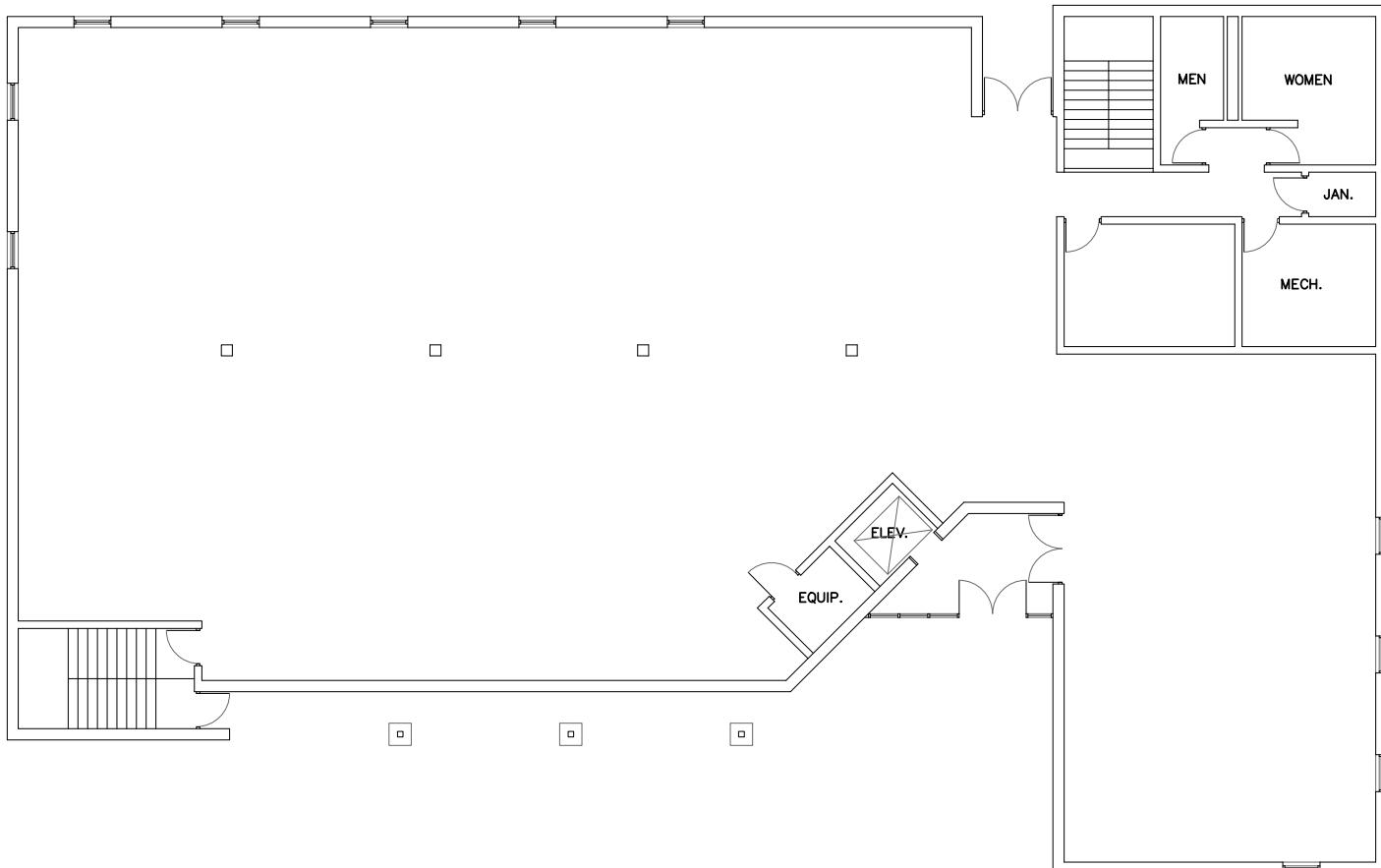
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## First Floor

*Existing build out not shown*



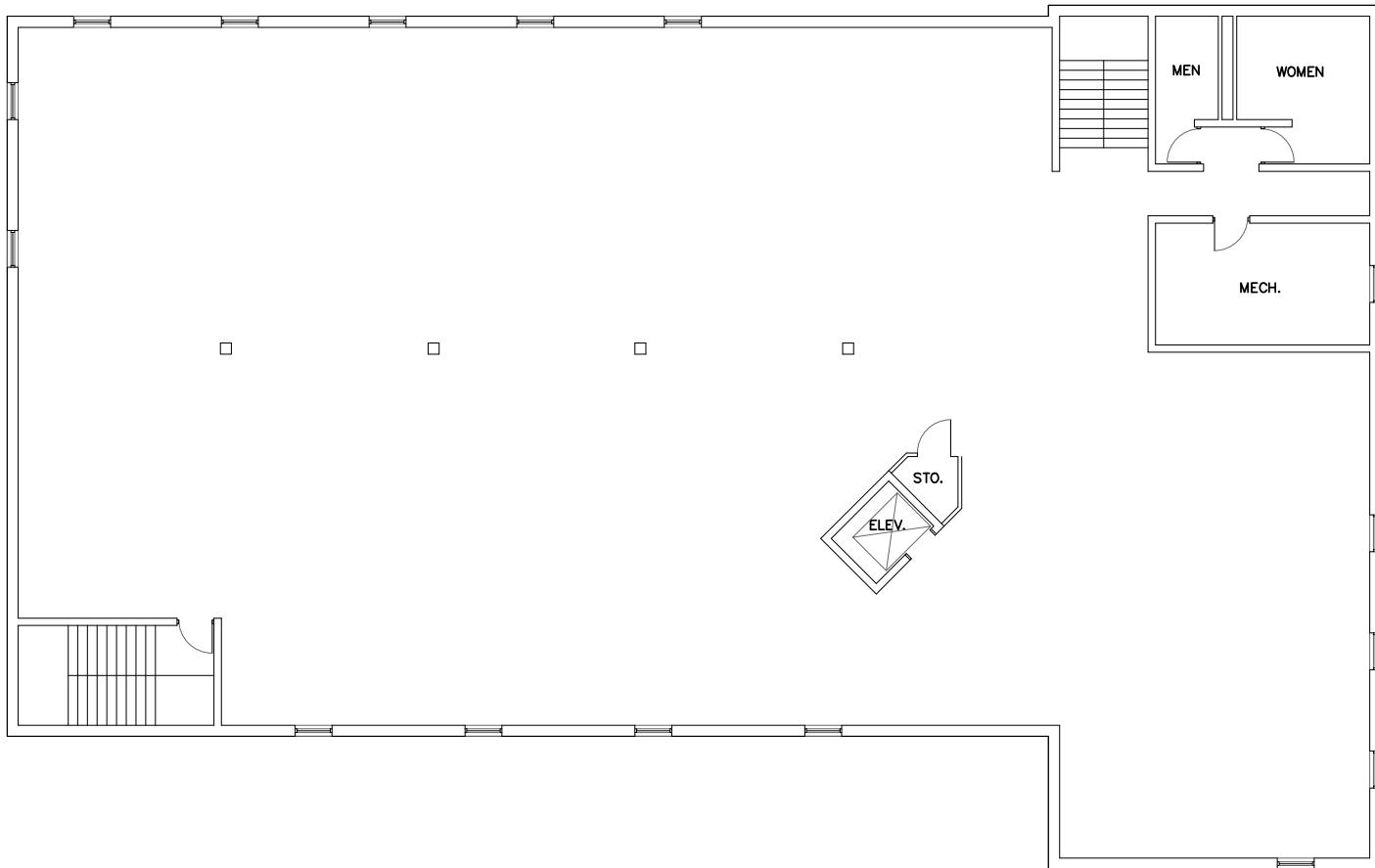
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## Second Floor

*Existing build out not shown*



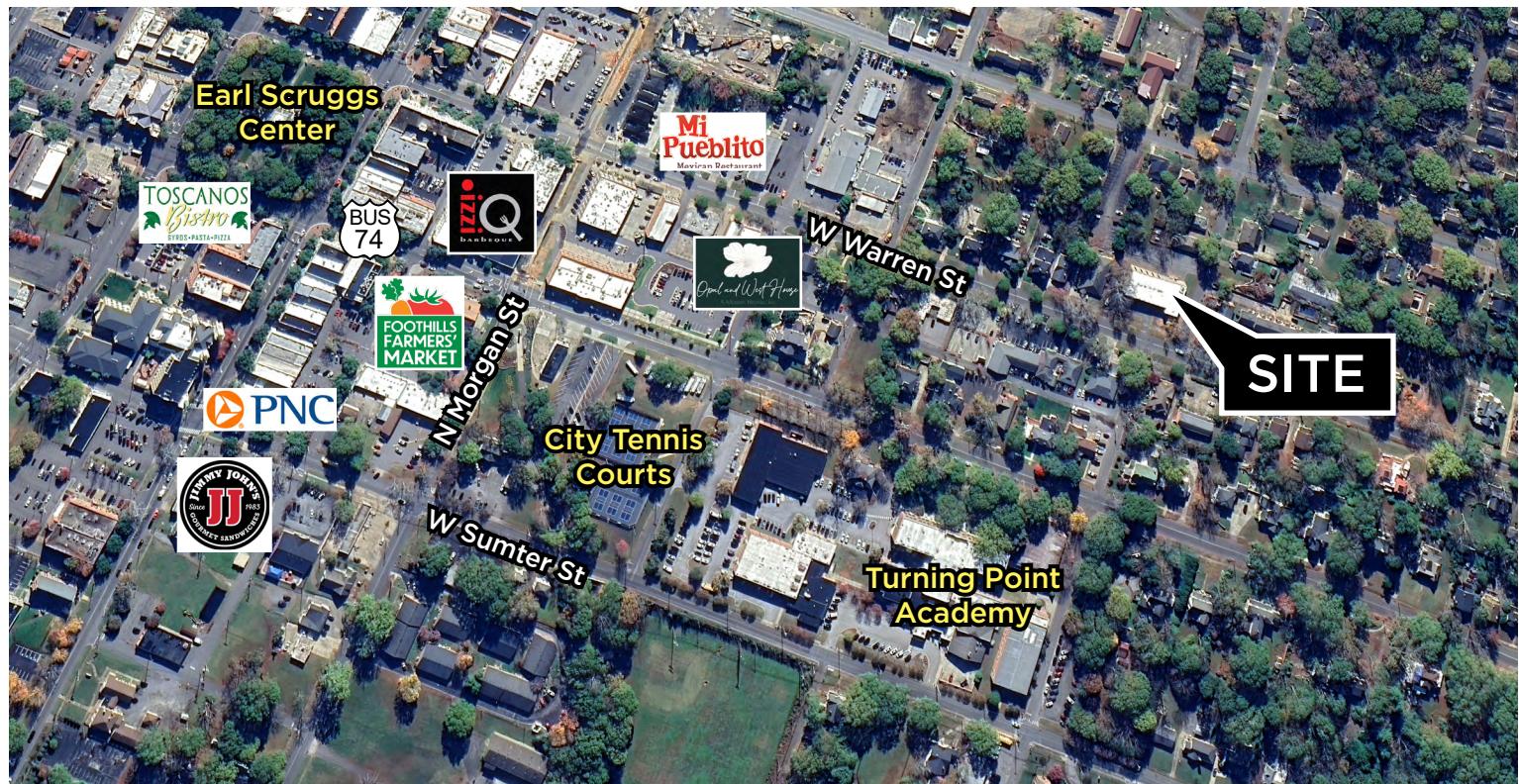
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