



LOOKING GLASS REALTY

FOR *Sale*

COMMERICAL OPPORTUNITY FOR SALE
ON MAIN STREET OFFERED AT \$325,000



*Welcome to
172 E Main Street*



4 ROOMS



1 BATH



862
SQFT

Originally constructed as a residence in the city of Saluda, "The Barn" building has evolved over the years, adapting to the town's growth. As the business district expanded beyond the historic downtown area, the building found new life in commercial use, serving as both an art gallery and a real estate office. Its strategic location at the gateway to the historic district makes it a prime spot to capture the attention of visitors, making it ideal for retail or office use.

Nestled between a popular bakery/restaurant and a well-known developer, this building is set against one of Saluda's picturesque hills, providing a charming backdrop. Inside, it features an open room perfect for a reception area or retail displays, a side room spacious enough for desks or additional retail space, a break room, and a back room suitable for office equipment, storage, or further retail displays. Beautiful polished hardwood floors, and walls lined with moldings add a touch of refinement.

HIGHLIGHTS

Location

- Situated in the city of Saluda, NC in C-1 zoning
- At the gateway to Saluda's historic district
- Nestled between a popular bakery/restaurant and a well-known developer
- Positioned at the bottom of one of Saluda's picturesque hills, providing a charming backdrop

Building Information

- The main floor is 862 SF with 598 SF of storage in attic. This space could be finished and used for office or living space.
- Ductless mini splits heat and air condition the building.
- Barn door style shed provides additional storage
- 4 plus parking spaces and more if used tandem parking
- Strategic location for retail or office use

Interior Features

- Open room: Ideal for reception area or retail displays
- Side room: Spacious, perfect for desks or additional retail space
- Break room/storage: Convenient for staff or office use
- Back room: Suitable for office equipment, storage, or further retail displays

Business Potential

- Prime location to capture visitor attention
- Ideal for retail or office purposes
- Steps away from the proposed Saluda Grade Trail

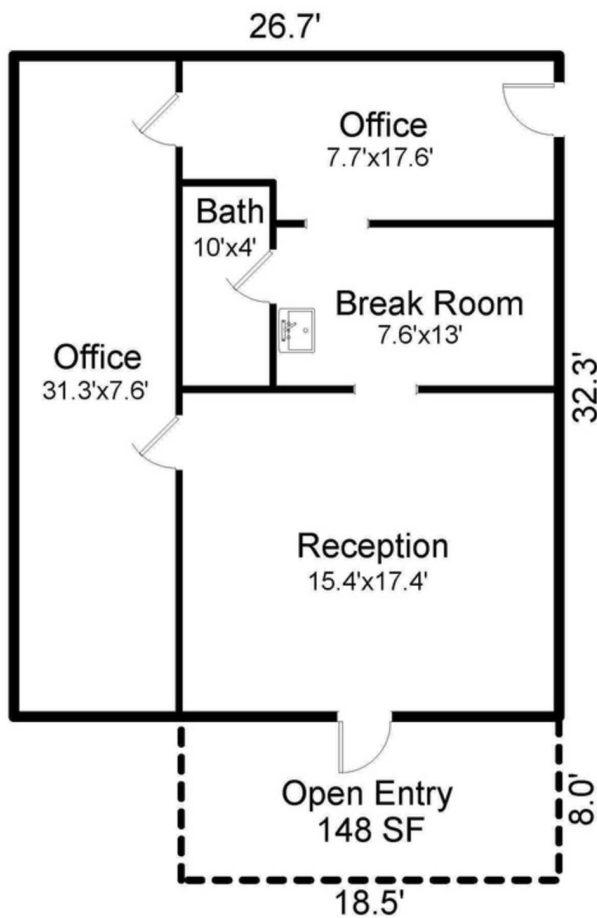
GATEWAY INTO SALUDA



READY TO DO BUSINESS



FLOOR PLAN



TOTAL FINISHED AREA = 862 SF

Not Pictured:
Attic Storage

32.3' x 18.5' = 598 SF

"Wall-To-Wall" & Approximate

MORE ON THE SALUDA GRADE TRAIL

The proposed Saluda Grade Trail would run for approximately 31 miles, from Inman, SC to Zirconia, NC. The trail would welcome folks out for a stroll, as well as bikers, hikers, joggers, wheelchairs, strollers, and other forms of exercise and play.

Read more about the progress at <https://www.saludagraderail.org/>.

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