



\$245,000

804 Camden Road
Wadesboro, NC 28170

4,000 sq ft

MLS #: 3652319



Commercial

Interior has office space, bathroom, storage room and small product space behind a long customer service desk. 85% is open interior space that can be arranged or divided to suit needs. Fresh clean color interior with good lighting. Heat and AC is sufficient. Two sections are currently divided: one 40' x 40' and one area 40' deep x 100' length. Glass front with protective strength metal that was used to house medicine for a drug store for over 40 years. Across the street from IGA Grocery Store that pulls a lot of traffic to this area. Owner prefers to sale rather than rent, however, long term rental will be considered. Across the street from IGA Grocery Store that pulls a lot of traffic to this area. Only other grocery is across Hwy 74 traffic. Easy access to US 74 and Hwy 52. 30 minutes to Rockingham, Monroe or go South to Cheraw or Chesterfield. Rural community one hour to Charlotte, 2 hours to Raleigh. Restriction: Can not use as a Drug Store until after 2025.

Property Features

- # of Parking Spaces: 20
- Accessibility: 2 or More Access Exits
- Area: All Areas
- Builder Name: ??????
- Building Area Total: 4000
- Ceiling Height FT: 14
- Ceiling Height IN: 14
- Construction Status: Complete
- Construction Type: Site Built
- Cooling: Central Air
- County/Area: Anson County
- Cross Street: Orchard St
- Directions: From South Carolina come up 742 or 109 N to IGA Grocery Store - see sign across the street From US Hw
- Flood Plain: No
- Foundation Details: Slab
- Heating: Central, Electric, Natural Gas, Total Area
- Inclusions: Building, Fixtures, Land
- Inside City: Yes
- Listing Status: Active
- Lot Size: 0.3700
- Main Type: Commercial Sale
- Number Of Buildings: 1
- Number Of Units Leased: 2
- Office Sq Ft: 120
- Parking Spaces: 20
- Property Sub Type Secondary: Business
- Property Type: Commercial
- Road Frontage: 164
- Road Frontage Type: City Street, Paved Road, HwyState
- Road Responsibility: Public Maintained Road
- Roof: Flat, Metal, See Remarks
- RValue Ceiling: 10
- Sq Ft Available Maximum: 4000
- Sq Ft Available Minimum: 1600
- Sq Ft Maximum Lease: 8.00
- Sq Ft Minimum Lease: 6.00
- Sq.Ft.: 4000
- Stories Total: 1
- Structure Type: FStan/Ret
- Sub Type: Commercial
- Tax Assessed Value: 154800
- Units: 1
- Utilities: Cable Available, City Sewer, City Water, Electricity Available
- Warehouse Sq Ft: 300
- Year Built: 1953
- Zip Code: 28170
- Zoning Description: G-B

Carroll Anderson

Anderson Real Estate LLC
202 East Morgan St.

11/5/2020

804 Camden Road Wadesboro, NC. | MLS# 3652319 | Realtor & Homes for Sale in Wadesboro NC | Anderson Real Estate, LLC

Wadesboro, NC 28170

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[EMAIL US](#)

Monday-Saturday 8:30 - 5:30 or

