

RETAIL FOR SALE

510 WOODLAWN STREET

Belmont, NC 28012



PROPERTY DESCRIPTION

Here's an incredible opportunity to purchase a prime shopping center in the bustling town of Belmont, NC. This center is situated in a highly sought-after location, with excellent visibility and easy access to major highways.

This center has several available units that are perfect for a variety of businesses. By taking advantage of the vacancies in the shopping center, there is an opportunity for additional income and an increase in the overall value of the property.

PROPERTY HIGHLIGHTS

- Four flexible unit sizes in cold dark shell condition
- One unit (5,000 SF) is leased to The Thirsty Social Club
- Ceiling heights of 10'
- Ample parking

OFFERING SUMMARY

Sale Price:	\$1,995,000
Number of Units:	4
Lot Size:	2.76 Acres
Building Size:	26,200 SF
Year Built:	1962
Parcel ID:	3011112

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated

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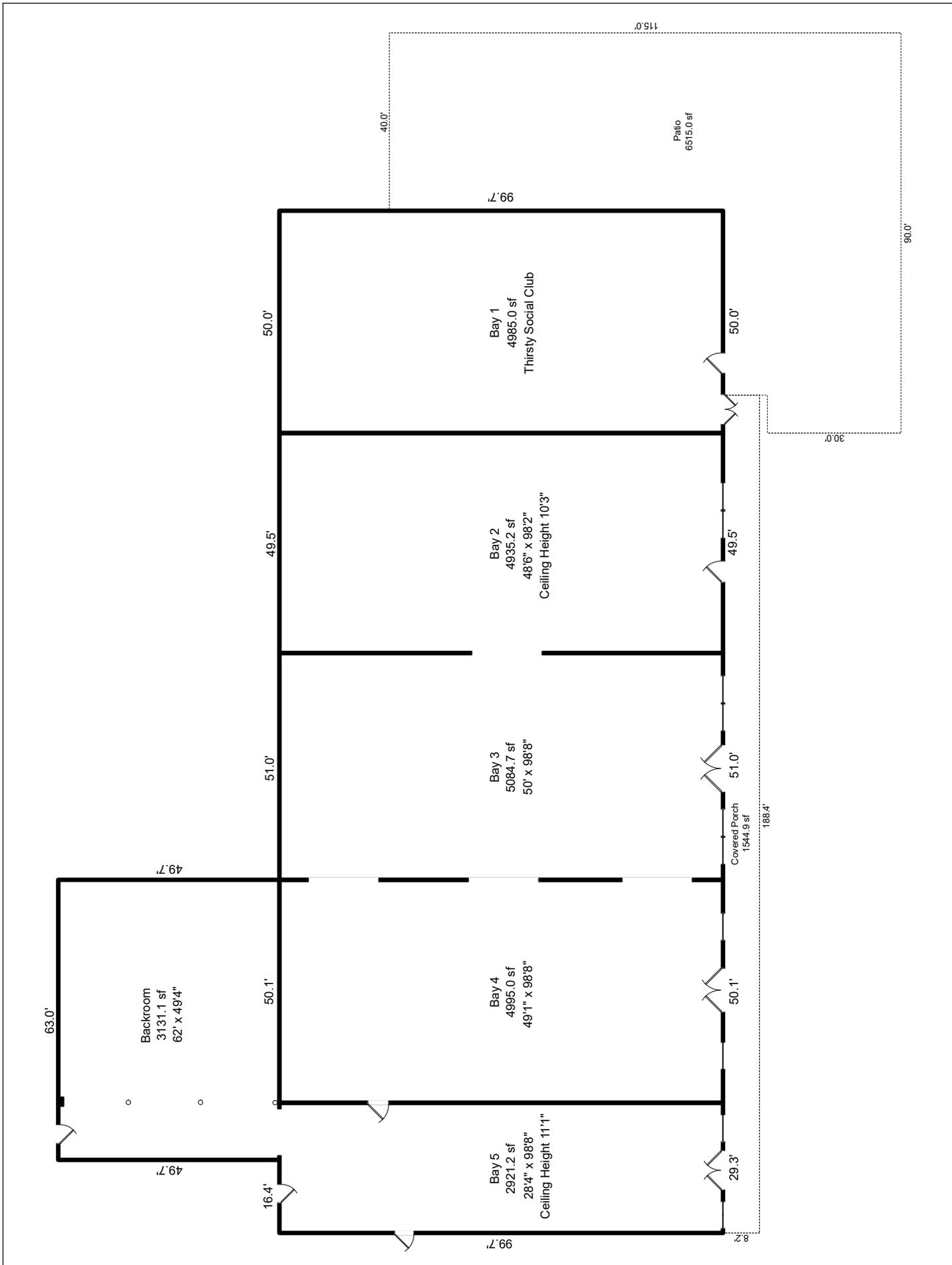
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510 Woodlawn Street (26,052.2 sf HLA)



SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.:
Property Address:
City: County: State: ZipCode:
Owner:
Client: Client Address:
Appraiser Name: Inspection Date:

SKETCH

Bay 2 (GBA1)

99.70 x 49.50 = 4935.15

Bay 3 (GBA1)

99.70 x 51.00 = 5084.70

Bay 4 (GBA1)

99.70 x 50.10 = 4994.97

Bay 5 (GBA1)

99.70 x 29.30 = 2921.21

Backroom (GBA1)

63.00 x 49.70 = 3131.10

Covered Porch (P/P)

130.40 x 8.20 = 1069.28

58.00 x 8.20 = 475.60

Bay 1 (GBA1)

99.70 x 50.00 = 4985.00

Patio (P/P)

81.50 x 40.00 = 3260.00

30.00 x 8.50 = 255.00

75.00 x 40.00 = 3000.00