

109 Fulton Street #9, Kings Mountain, North Carolina 28086

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List \$: **\$1,695,000**

MLS#: **4289026**

Category: **Residential Multi Unit**

County: **Cleveland**

Status: **ACT**

Parcel ID: **13360+ more**

Acres: **0.95**

Legal Desc: **.953 AC Off Fulton Street**

City Tax Pd To: **Kings Mountain**

Tax Val: **\$186,057**

Zoning: **SU-AU**

Deed Ref: **1895/0095**

Complex Name:

OSN: **Canopy MLS**



General Information

Type: **Portfolio**

Style:

Units: **4**

Restrictions:

Rstrict Cmnts:

School Information

Elem: **North**

Middle: **Kings Mountain**

High: **Kings Mountain**

Bldg Information

Beds:

Baths:

Yr Built: **1920**

New Const: **No**

Const Status:

Pets Allowed: **Conditional**

Builder:

Stories:

Units Proj:

Units Comp:

SqFt Information

Basement: **0**

Additional: **284**

NonHLA Bsmt:

Total HLA: **1,883**

Garage SF:

Model:

Additional Information

Assumable: **No**

Ownership: **Seller owned for at least one year**

Owner Resp: **Electricity, Sewer, Water**

Tenant Resp: **Cable TV, Exterior Maintenance, Interior Common Lights, Internet, Outdoor Lighting, Other**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Addl Parcels: **8492,8493,13362,73808,72754**

Units Information

Unit	# Units	HLA	Rent
Single Family	109	1,883	

FB	HB	Beds	Rooms
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Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Room, Bonus Room, Mud

Features **Ceiling Fan(s)**

Single Family	110	883
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Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Utility Room

Single Family	112	883
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Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Utility Room

Single Family	114	883
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Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Utility Room

Parking Information

Main Lvl Garage: **No** Garage: **No**

Covered Sp: Open Prk Sp: **No**

Driveway: **Gravel**

Parking Features: **Driveway**

Gar Sp:

Carport: **No**

Carport Spc:

Assg Sp:

Prkng Desc:

Features

Windows:

Laundry: **Electric Dryer Hookup, In Mud Room, Washer Hookup**

Fixtures Exclsn: **No**

Foundation: **Crawl Space**

Basement Dtls: **No**

Accessibility:

Fireplaces:

Exterior Cover: **Wood**

Construct Type: **Site Built**

Road Surface: **Paved**

Road Frontage:

Tenant Pays: **Cable TV, Exterior Maintenance, Interior Common Lights, Internet, Outdoor Lighting, Other**

Patio/Porch:

Owner Pays: **Electricity, Sewer, Water**

Appliances: **Electric Oven, Electric Water Heater, Microwave, Refrigerator with Ice Maker, Self Cleaning Oven**

Utilities

Sewer: **City Sewer**

Water: **City Water**

Heat: **Central, Heat Pump**

Cool: **Central Air**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues:

Public Remarks

RESIDENTIAL MULTI UNIT & COMMERCIAL PROPERTY FOR SALE-Commercial (1.53 Ac) Zoned AU (Auto-Urban-Commercial) being sold all as one with residential properties (110,112,114 Walker St PIN#s 8493,13362,73808 (.29 Ac, .27 Ac, .44 Ac Respectively); 109 Fulton St (.95 Ac) PIN#13360; and 1.2 Ac Lot off Fulton St PIN#72754 - 4.68 Total Acres in all. Residential Properties Zoned SU (Semi-Urban-Residential except 110 Walker-Zoned AU). Property located off Kings Mountain/Cherryville NC216 Exit. Easy access to HWY 74, approx. 1 mile to I-85, 3.9 Miles to Catawba Two Kings Casino and short distance to downtown Kings Mountain. Only City and County Zoning restrictions. All are being sold "As Is-Where Is". Walker St homes are tenant occupied. All Walker St homes have same layout/floor plan. Total of 6 buildings (3 homes on Walker St, 1 home on Fulton St; Commercial Building plus Garage/Workshop on Piedmont Ave). See floor plans for sq ft of ea bldg and garage/workshop. Also See Commercial MLS#4283067.

Agent Remarks

Only restrictions on all properties are City and County Zoning. Total acres of all properties is 4.68. All are being sold "As Is-Where Is". Walker St homes are tenant occupied. All 3 Walker street homes have the same layout/floor plan. Total of 6 buildings (3 homes on Walker St., 1 on Fulton St.; Building with Garage/Workshop on Commercial property). Total sq ft for


all bldgs-8,550 with an extra 2,087 for garage/workshop. Please verify zoning requirements of buyers intended use before submitting an offer. Sign is on Commercial Property with Banner on Fence

Showing Instructions, Considerations, and Directions

Combination Lock Box, Do Not Disturb Tenant, No Sign, Showing Service, Other - See Remarks

FROM SHELBY: Take Hwy 74E towards Kings Mountain. Take Exit to NC216 (Kings Mountain/Cherryville) to the (R). Take (R) at the end of the ramp and property is immediately on (R). FROM SOUTH I85: Take Hwy 74W towards Kings Mountain. Take Exit to NC216 (Kings Mountain/Cherryville). Take (L) at the end of the ramp and property is on the (R).

List Agent/Office Information

DOM:	7	CDOM:	7	Expire Dt:	12/31/2026
Mkt Dt:	08/11/2025	DDP-End Dt:			
Agent/Own:	No	List Agreemnt:	Exclusive Right To Sell		
For Appt Call:	800-746-9464	Agent Phone:	828-551-0265		
List Agent:	Penny Self (561000445) 	Office Phone:	828-551-0265		
List Office:	Phoenix Lifestyle Team (13366)	Full Service:	Full Service		
Seller Name:	Withheld				
Web URL:					