

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

Zoning: SU-AU

City Tax Pd To: Kings Mountain

Deed Ref: 1895/0095

Complex Name:

Tax Val: \$186,057

OSN: Canopy MLS



General Information

Type: Portfolio

School Information

Elem: North

Style:

Middle: Kings Mountain

Units: 4

High: Kings Mountain

Restrictions:

Restrict Cmnts:

Bldg Information

Beds:

Units Proj:

SqFt Information

Basement:

0

Baths:

Units Comp:

Additional:

284

Yr Built:

1920

NonHLA Bsmt:

New Const:

No

Total HLA:

1,883

Const Status:

Pets Allowed:

Conditional

Builder:

Model:

Stories:

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

Unit	# Units	HLA	Rent	Units Information			Rooms
				FB	HB	Beds	
Single Family	109	1,883					Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Room, Bonus Room, Mud
Features Ceiling Fan(s)							
Single Family	110	883					Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Utility Room
Single Family	112	883					Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Utility Room
Single Family	114	883					Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room, Dining Area, Laundry, Utility Room
Main Lvl Garage:	No		Garage:	No	Parking Information		Carport: No
Covered Sp:			Open Prk Sp:	No	# Gar Sp:		# Carport Spc:
Driveway:	Gravel				# Assg Sp:		
Parking Features:	Driveway				Prkng Desc:		
Windows:				Features			
Fixtures Exclsn:	No						Laundry: Electric Dryer Hookup, In Mud Room, Washer Hookup
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						
Sewer:	City Sewer			Utilities			
Heat:	Central, Heat Pump						Water: City Water
Subject to HOA:	None						Cool: Central Air
				Association Information			
							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	DDP-End Dt:	12/31/2026
Mkt Dt:	08/11/2025				
Agent/Own:	No				
For Appt Call:	800-746-9464			List Agreemnt:	Exclusive Right To Sell
List Agent:	Penny Self (561000445) 			Agent Phone:	828-551-0265
List Office:	Phoenix Lifestyle Team (13366)			Office Phone:	828-551-0265
Seller Name:	Withheld			Full Service:	Full Service
Web URL:					

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