







### Features and Facts

1207 W. Front Street commercial building with drive-thru most recently utilized as a pharmacy over the last 35 years. Built in 1935, the building measures 1,680 SF and the lot size is 0.30 acres. The building has a basement/cellar with an exterior access only. The property is located in west Statesville on West Front Street/US Hwy 64 and NC Hwy 90. 2013 NC AADT Maps illustrate traffic count of 4,700 vehicles per day. \$65,000

# COMMERCIAL BUILDING FOR SALE

1207 W. Front Street Statesville, North Carolina

Price: \$65,000

Building Size Approx. 1,680 SF

Commercial Building with Drive-Thru

0.30 Acre Lot

Zone B-5 (General Business)

Originally Constructed 1935

Basement/Cellar with Exterior Access Only

Located in West Statesville on West Front Street/US Hwy 64/NC Hwy 90

Approx. Traffic Count of 4,700 Vehicles Per Day

Robert Ball 336-366-9212 roberthball@gmail.com



#### Underdown Ball & Associates, LLC

Robert Ball — (336) 835-2256

Retail Property For Sale

## 1207 Front Street

1207 W Front Street, Statesville, NC 28677



 Price:
 \$65,000

 Building Size:
 1,680 SF

 Price/SF:
 \$38.69

Property Type: Retail

Property Sub-type: Free Standing Bldg
Property Use Type: Vacant/Owner-User

APN/Parcel ID: 4734348951 Listing ID 19280065 Last Updated 9 days ago

Find Out More...

### Description

Commercial building that was most recently utilized as a pharmacy over the last 35 years. Originally constructed in 1935.

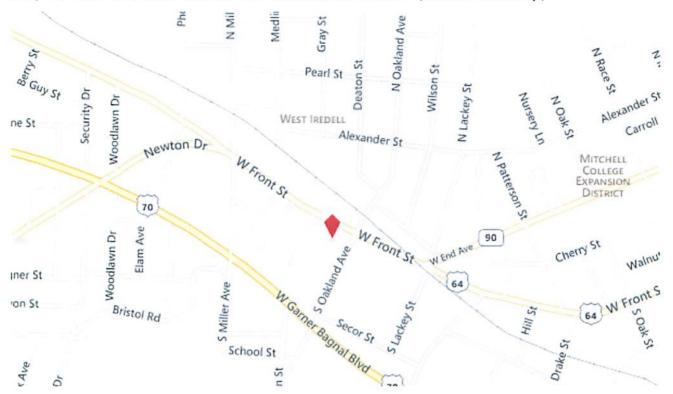
Lot size is 0.30 Acres

Only the main level is accessible with an area of 1,680 SF. The second floor was originally an apartment. When the drive through was added this took access away from the second floor. The building has a basement/cellar with exterior access only.

2013 NC AADT Maps illustrate traffic count of 4,700 per day

Located in West Statesville on W Front Street/US Hwy 64/NC Hwy 90

### Map of 1207 W Front Street, Statesville, NC 28677 (Iredell County)



### Additional Photos





1207 Front Street

1207 Front Street



1207 Front Street



1207 Front Street



1207 Front Street



1207 Front Street



1207 Front Street



1207 Front Street





1207 Front Street

1207 Front Street







1207 Front Street



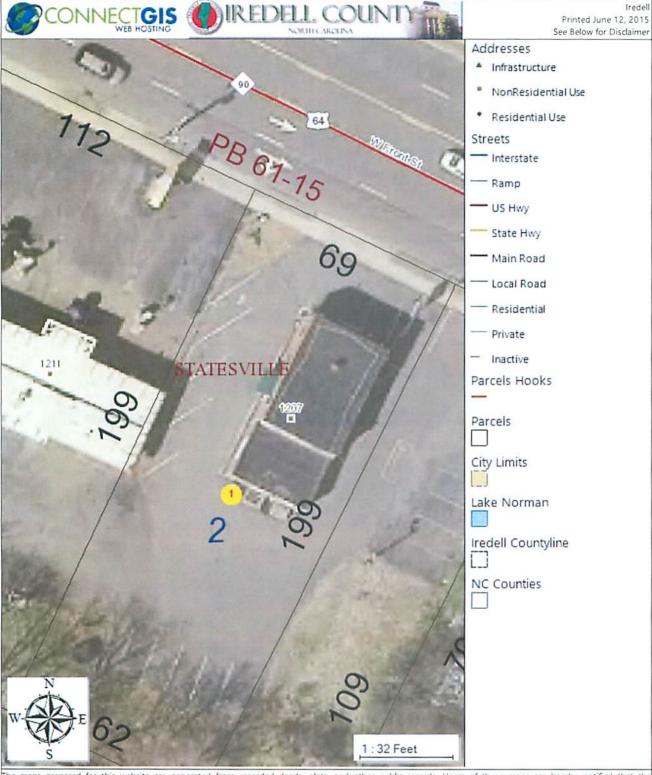
1207 Front Street



1207 Front Street

Created 6/10/2015

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