

## Cross Property Client Full w/photos

|   |                                |                                 |                              |
|---|--------------------------------|---------------------------------|------------------------------|
| <b>1232 Shiloh Church Road, Hickory NC 28601-7856</b> |                                | Parcel ID: <b>0004375</b>       | List Price: <b>\$150,000</b> |
| MLS#: <b>3621791</b>                                  | Category: <b>Commercial</b>    | County: <b>Alexander</b>        | <b>Bid</b>                   |
| Status: <b>Active</b>                                 | Tax Location: <b>Alexander</b> | Zoning Desc: <b>461-1869</b>    | <b>Starting Bid</b>          |
| Project Name:   | Tax Value: <b>\$304,089</b>    | Deed Reference: <b>461-1869</b> |                              |
| Zoning: <b>H-C</b>                                    |                                | Cross Street:                   |                              |
| Road Front:   |                                |                                 |                              |
| Legal Desc: <b>MEDICAL OFFICE</b>                     |                                |                                 |                              |



General Information

Type: **Medical/Dental Office**  
 Secondary Type:  
 Documents:  
 Restrictions: **None**  
 Restrictions Rmks: **None**

Listing Information

Trans Type: **For Sale**  
 Sale/Lease Incl: **Building, Land**  
 In City: **No**  
 \$/Acre: **\$375,000**  
 Potential Income:

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1984**  
 Construct Status:  
 Prop Compl Date:  
 Construction Type:  
 # of Bldgs: **1**  
 # of Units:  
 # of Rentals:  
 # of Stories: **2**  
 Baths Total: **4.00**

Square Footage

Min Sqft Avail: **3,622**  
 Max Sqft Avail: **3,622**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft:  
 Warehouse Sqft:  
 Garage Sqft:  
 Total: **3,622**

Additional Information

Prop Fin:  
 Assumable:  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Recent: **05/15/2020 : NEWS : ->ACT**

Features

|                                |             |                   |               |
|--------------------------------|-------------|-------------------|---------------|
| Total Parking: <b>25</b>       | # of Docks: | # Drive In Doors: | Rail Service: |
| Fixtures Exceptions: <b>No</b> |             | Wall Rvalue:      |               |
|                                |             | Land Information  |               |

|                           |              |                 |          |
|---------------------------|--------------|-----------------|----------|
| Approx Acres: <b>0.40</b> | Flood Plain: | Approx Lot Dim: | Remarks: |
|---------------------------|--------------|-----------------|----------|

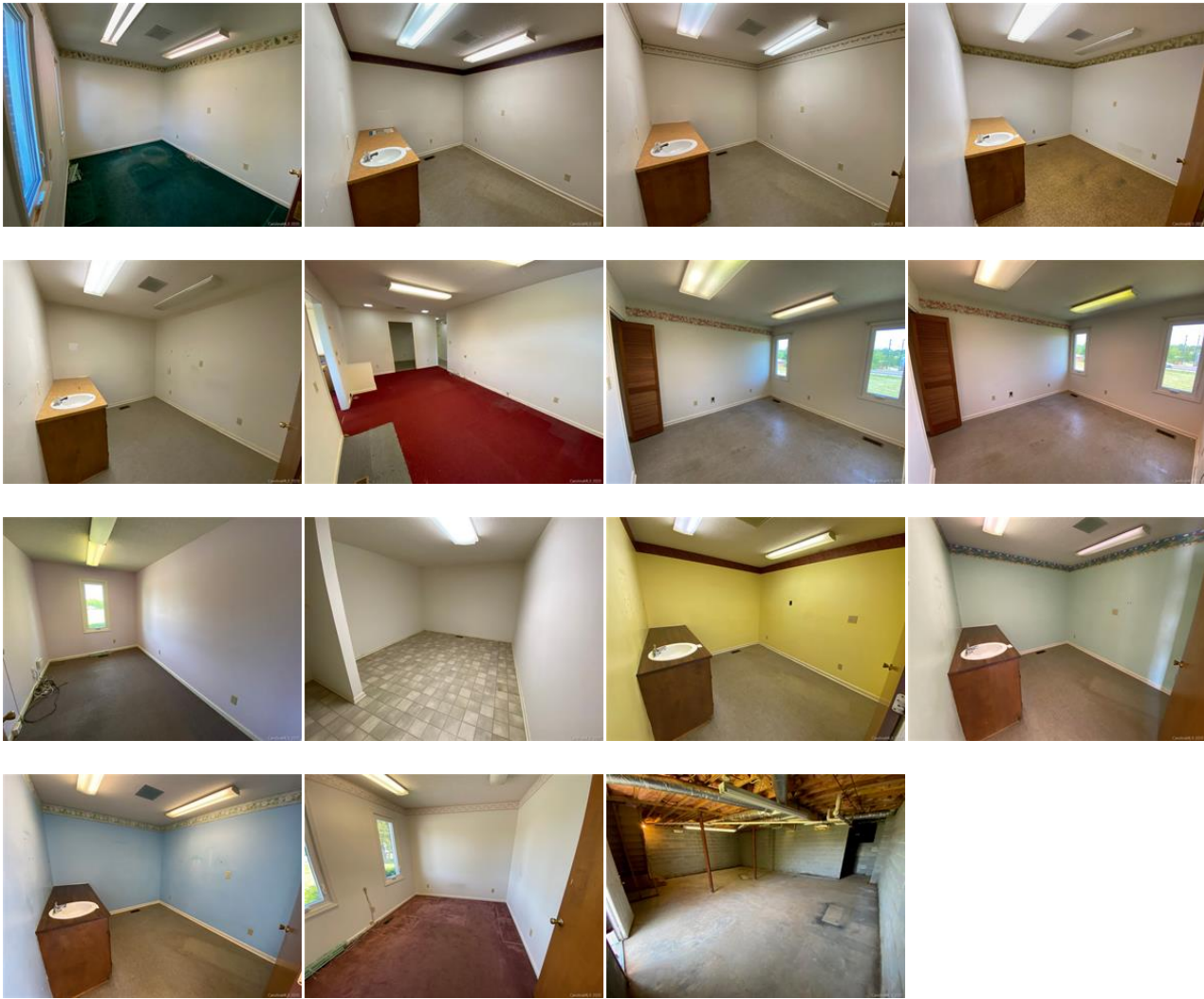
Public Remarks: **Note: This property is being sold via online auction and the list price is starting bid price. This is your chance to own a commercial facility overlooking BUSY N.C. Highway 127 in the Bethlehem area of Alexander County, NC. This property, which is conveniently located in the business district and has great visibility, was previously used as a family medical practice. The 3,500+ square foot building contains multiple offices, reception area, eleven exam rooms, four restrooms and numerous storage areas. Parking area is paved and has a 25+/- vehicle parking capacity. This is a premium venue for the area and would be ideal for any medical or office space, and the layout is adaptable enough to be used for many other needs. If you are considering Alexander/Catawba Counties or the Hickory area for your business location, don't let this once in a lifetime opportunity pass! Note: Building square footage was obtained from county tax records. All information is subject to verification.**

Directions: **Coming from I-40 in Hickory, take Hwy. 127 North to Bethlehem community. Turn left onto Shiloh Church Rd. Property is located immediately on left.**

Listing Information

|               |                  |               |           |
|---------------|------------------|---------------|-----------|
| DOM: <b>0</b> | CDOM: <b>220</b> | Closed Dt:    | Sr Contr: |
| UC Dt:        | DDP-End Date:    | Closed Price: | LTC:      |





Prepared By: Zach Johnson

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