

# Cross Property Agent Full

**400 Old Mountain Road, Hiddenite NC 28636-8307**

CMLS#: **3741025**  
 Status: **Active**  
 Project Name:  
 Zoning: **L-I**  
 Road Front:  
 Legal Desc: **SR 1005 00 X 00**  
 Approx Acres: **1.72**

Category: **Commercial**  
 Tax Location: **Alexander**  
 Tax Value: **\$70,894**

Parcel ID: **0013833**  
 County: **Alexander**  
 Zoning Desc:  
 Deed Reference: **600-233**  
 Cross Street:

List Price: **\$83,600**  
**Bid**  
**Actual List Pri**

Approx Lot Dim: Flood Plain:



General Information

Type: **Auto Service**  
 Secondary Type: **Industrial**  
 Documents:  
 Restrictions: **N/A**  
 Restrictions Rmks: **N/A**

Listing Information

Trans Type: **For Sale**  
 Sale/Lease Incl: **Building, Land, Other**  
 In City: **No**  
 Potential Income:

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1988**  
 Construct Status:  
 Construction Type:  
 # of Bldgs:  
 # of Units:  
 # of Rentals:  
 # of Stories:  
 Baths Total:

Square Footage

Total:  
 Min Sqft Avail: **3,200**  
 Max Sqft Avail: **3,200**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft:  
 Warehouse Sqft:  
 Garage Sqft:

Additional Information

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

Recent: **06/03/2021 : Price Increase : \$20,000->\$83,600**

Features

Total Parking: # of Docks: # Drive In Doors: Rail Service:  
 Fixtures Exceptions: **No** Wall Rvalue:

Association Information

Subject To HOA: **None** Subject to CCRs: **No**

Remarks

Public Remarks: **Don't miss your opportunity to BID YOUR PRICE on this ONLINE ONLY AUCTION. List price is current high bid plus buyer's premium. 3,200 sq/ft automotive shop in Hiddenite, NC. Building is 80' x 40', and includes an office, as well as a single restroom. In-ground service pit allows for easy access to underside of vehicles. Features drive-through design with four 12' wide x 14' high garage doors. Walls are wood studded on top of block and measure 17' +/- at the eaves. Shop is heated using propane powered heating unit. Shop includes CompAir Kellog air compressor which is mounted on the exterior on a covered concrete pad and plumbed into the shop. This GREAT location is right off busy US Hwy. 64 and has easy access with road frontage on Old Mountain Road. Traffic count is 3,600+ vehicles per day. Property consists of 1.72 acres and is zoned for light industrial use. Call Auctioneer for more information!**

Agent Remarks: **www.ready2bid.com for bidder registration. Call Broker with any questions.**  
 Instructions: **Call Listing Agent, Sign**  
 Directions: **From US Hwy. 64, turn East onto Old Mountain Road. Property is on Left.**

Listing/Agent/Office Information

DOM: **18** CDOM: **18** TOM Dt: **12/31/21**  
 Mkt Dt: **05/17/21** UC Dt: DDP-End Date: With Dt:  
 Agent/Own: **No**  
 For Appointment Call: **800-746-9464** List Type: **Exclusive Right**  
 List Agent: **Zach Johnson (62482)** Agent Phone: **828-408-1651**  
 Listing Office: **The Swicegood Group Inc (10160)** Office Ph: **336-751-4444**  
 Buyer Agency: **2%** Sub Agency: **0%** Transaction Broker:  
 Named Prosp: **No** Dual/Var: **No** Seller Name: **Horn** Bonus:  
 Web Url: Full Service: **Yes**

Prepared By: Zach Johnson