

Cross Property Agent Full

183 Mahan Street, Concord, NC 28025-5449

CMLS#: 3889228	Category: Single Family	Parcel ID: <u>5620-95-1125-000</u>	List Price: \$112,200
Status: Active	City Taxes Paid To: Concord	County: Cabarrus	
Subdivision: none	Tax Value: \$72,850	Zoning: RC	
Legal Desc: EAST EDGE OF MAHAN ST 1.00LT	Deed Ref: 12348/0152	Plat Book/Slide:	
Approx Acres: 0.13	Approx Lot Dim:	Block/Section:	
Lot Desc:		Elevation:	



<u>General Information</u>		<u>School Information</u>	
Type:	1 Story	Elem:	Unspecified
Style:		Middle:	Unspecified
Construction Type:	Site Built	High:	Unspecified

<u>HLA</u>		<u>Non-HLA Sqft</u>		<u>Bldg Information</u>	
Main:	0	Main:	2,224	Beds:	3
Upper:	0	Upper:	0	Baths:	3/0
Third:	0	Third:	0	Year Built:	1930
Lower:	0	Lower:	0	New Const:	No
Bsmnt:	0	Bsmnt:	0	Prop Compl Date:	
Above Grade:				Construct Status:	
Total Primary HLA:	0	Total:	2,224	Builder:	
				Model:	

<u>Additional Information</u>		
Prop Fin:		
Assumable:	No	Occupant Type: Vacant
Ownership:	Seller owned for less than one year	
Special Conditions:	None	
Road Responsibility:	Publicly Maintained Road	

Recent: **07/28/2022 : NEWS : ->ACT**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	3	3/0	Bathroom(s), Bedroom(s), Dining Area, Kitchen, Laundry

Features

Parking:	Driveway	Main Level Garage:	No
Driveway:	Concrete	Doors/Windows:	
Laundry:	Main	Fixtures Exceptions:	No
Foundation:	Block		
Fireplaces:			
Equip:	None		
Exterior Covering:	Vinyl		

Utilities

Sewer:	City Sewer	Water:	City Water
Wtr Htr:	None		
HVAC:	None		

Association Information

Subject To HOA:	None	Subj to CCRs:	Undiscovered	HOA Subj Dues:	
			Remarks		

Public Remarks: NOW SELLING this 2,224 sq/ft home in Concord, NC! This property has a 3 bed/3bath layout and the previous owner has begun remodel to a tri-plex/3 unit property. Property interior is still in the framing stage and plumbing/electrical are roughed-in. Home is serviced by city water and sewer. Don't miss your chance to own this property with so much potential in beautiful Cabarrus County, NC!

Agent Remarks: Property is being sold on behalf of the US Marshals Service. Visit Ready2Bid dot com and view "seized assets" tab for video tour and more information and for US Marshals contract addendum that is used in addition to OTP. Property is being sold AS-IS. Seller is accepting offers via a form on listing agent's website with 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). Call Listing Agent for more info.

Instructions: Lockbox/Key, Showing Service, Sign, Vacant

Directions: From Hwy. 601, take Wilshire Ave SW to the North. Turn Left on Rutherford St SW. Turn Left on High Ave SW. Turn Right on Mahan St SW. Property is on Right.

Listing/Agent/Office Information

DOM:	0	CDOM:	0	TOM Dt:		Expiry Dt:	12/31/22
Mkt Dt:	07/28/22	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	No						
For Appointment Call:	800-746-9464			List Type:	Exclusive Right		
Listing Agent:	Zach Johnson (62482)			Agent Phone:	828-408-1651		
Listing Office:	The Swicegood Group Inc (10160)			Office Phone:	336-751-4444		
Buyer Agency:	1%	Sub Agency:	0%	Transaction Broker:		Bonus:	
Named Prosp:	No	Dual/Var:	No	Seller Name:	United States of America		
Web Url:				Full Service:	Yes		

Prepared By: Zach Johnson