



**Zach Johnson**  
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## 35 Ruritan Park Road, Stony Point, North Carolina 28678

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List \$: **\$10,000**

MLS#: <b>4030464</b>	Category: <b>Commercial Sale</b>	County: <b>Alexander</b>
Status: <b>ACT</b>	Parcel ID: <b>0000316</b>	Acres: <b>0.70</b>
Legal Desc: <b>SR 1488 0000 00 X 00</b>	Tax Val: <b>\$106,152</b>	Zoning: <b>H-C</b>
City Tax Pd To: <b>Stony Point</b>	Deed Ref: <b>460-605</b>	<b>Auction/Reserve Starting Bid</b>
Complex Name:		



#### General Information

Type: **Medical/Dental**  
 Second Type: **N/A**  
 Sale/Lse Inc: **Building, Fixtures, Land**  
 Documents:  
 In City: **Yes**  
 Restrictions: **N/A**  
 Rstrict Cmnts: **N/A**

#### Listing Information

Lse Consider: **No**

#### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1995**  
 Const Status:  
 Const Type:  
 # of Bldgs:  
 # of Rentals:  
 # of Units:  
 Baths Total:  
 # of Stories:

#### Square Footage

Total:  
 Min SF Avail: **1,584**  
 Max SF Avail: **1,584**  
 Min Lse#/SF: **\$0.00**  
 Max Lse\$/SF: **\$0.00**  
 Office SqFt:  
 Warehouse SF:  
 Garage SF:

#### Additional Information

Rail Service:	Road Front:	Lsd Condr: <b>No</b>	Flood Pl:
Ownership: <b>Seller owned for at least one year</b>			
Spcl Cond: <b>None</b>			
Rd Respons: <b>Publicly Maintained Road</b>			

#### Features

Fixtures Except: <b>No</b>	Basement Dtls: <b>No</b>
Security Feat:	Inclusions: <b>Building, Fixtures, Land</b>

#### Utilities

Sewer:	Water: <b>County Water</b>
Heat: <b>Central, Electric, Total Area</b>	Cool: <b>Central Air, Total Area</b>
Restrictions: <b>N/A - N/A</b>	

#### Association Information

Subject to HOA: <b>None</b>	Subj to CCRs: <b>No</b>
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#### Public Remarks

**SELLING VIA ONLINE-ONLY AUCTION, LIST PRICE IS OPENING BID. Discover an exceptional opportunity to establish your dream business in vibrant Alexander County! Presenting a meticulously maintained commercial property that enjoys an enviable location just off of Hwy. 90, offering unparalleled visibility for your venture. Formerly utilized as a thriving family medical practice, this 1,584 sq. Ft. gem boasts a thoughtfully designed layout featuring five exam rooms, a lab room, office, storage area, reception space, two bathrooms, and an invitingly spacious waiting room. As an added bonus, the sale includes an adjacent storage shed building, providing extra storage options to suit your needs. Embrace the versatility of this property, suitable for various purposes beyond medical practice. Excitingly, the Alexander County Planning Department has indicated that the property can potentially be converted to residential use, opening up a whole new realm of possibilities. Auction ends 6/6/23.**

#### Agent Remarks

**Auction information and video tour can be found at [www.ready2bid.com](http://www.ready2bid.com). All due diligence must be completed before the end of the auction on 6/6/23. Your client must register and bid themselves. To get paid the co-broke amount, you only need to complete "broker participation form" found under FAQ section of our website to "claim" your client.**

#### Showing Instructions/Directions

#### Lockbox/Key, Sign, Vacant

**From Hwy. 64, turn East onto Hunter Bridge Road. Turn Left on to Hwy. 90. Take next Right and go across railroad tracks onto Ruritan Park Road. Property is directly in front of you.**

#### List Agent/Office Information

DOM: <b>0</b>	CDOM: <b>239</b>	Expire Dt: <b>09/30/2023</b>
Mkt Dt: <b>05/16/2023</b>	DDP-End Dt:	
Agent/Own: <b>No</b>	List Agreemnt: <b>Exclusive Right To Sell</b>	
For Appt Call: <b>800-746-9464</b>	Agent Phone: <b>828-408-1651</b>	
List Agent: <b>Zach Johnson (62482)</b>	Office Phone: <b>336-751-4444</b>	
List Office: <b>The Swicegood Group Inc (10160)</b>	Transact Bkr: <b>Bonus:</b>	
Buyer Agency: <b>2%</b>	Seller Name: <b>Twors Enterprises LLC</b>	
Dual/Var: <b>No</b>	Sub Agency: <b>0%</b>	
Web URL:	Full Service: <b>Full Service</b>	

35 Ruritan Park Rd, Stony Point, NC 28678

Price: \$10,000



**HUGE back yard**



**Handicap Ramp**



**GREAT Location**



**Front Entrance**



**Waiting Area**



**Reception/Office**



**Reception/Office**



**Reception/Office**



**Exam Room**



**Exam Room**



**Exam Room**



**Exam Room**



**Lab Room**



**Bathroom #1**



**Bathroom #2**



**Side Parking Area**



**Storage Building**



**Storage Building**



**The sign is ready for your logo!**