



Zach Johnson
 The Swicegood Group Inc
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380 Old Mountain Road, Hiddenite, North Carolina 28636-8306

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List \$: **\$50,000**

MLS#: **4063069** Category: **Commercial Sale** County: **Alexander**
 Status: **ACT** Parcel ID: **0013188** Acres: **2.38**
 Legal Desc: **TRACT 11 RE JOHNSON** Zoning: **L-I** **Auction/Reserve Starting Bid**
 City Tax Pd To: **No City Taxes Paid** Tax Val: **\$122,795** Deed Ref: **539-855**
 Complex Name:



General Information

Type: **Manufacturing**
 Second Type: **Industrial**
 Sale/Lse Inc: **Building, Land**
 Documents:
 In City: **No**
 Restrictions: **N/A**
 Rstrict Cmnts: **N/A**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1984**
 Const Status:
 Const Type: **Site Built**
 # of Bldgs: **2**
 # of Rentals:
 # of Units:
 Baths Total:
 # of Stories:

Square Footage

Total:
 Min SF Avail: **3,220**
 Max SF Avail: **3,220**
 Min Lse#/SF: **\$0.00**
 Max Lse\$/SF: **\$0.00**
 Office SqFt:
 Warehouse SF:
 Garage SF:

Additional Information

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

Features

Fixtures Except: **No**
 Accessibility:
 Security Feat:
 Basement Dtls: **No**
 Construct Type: **Site Built**
 Inclusions: **Building, Land**

Utilities

Heat: **Electric, Propane**
 Restrictions: **N/A - N/A**
 Cool:

Association Information

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

Public Remarks

SELLING VIA ONLINE ONLY AUCTION, LIST PRICE IS OPENING BID. Discover this remarkable light industrial property sitting on 2.38 acres just off NC Hwy. 64. The traffic count in front of the building is 3,600+ vehicles daily! An exceptional opportunity for entrepreneurs, manufacturers, and investors seeking a strategic location. Property highlights include a 3,220 sq/ft workshop with three 10'Hx14'W overhead doors, office area and bathroom, 3 phase power, 3 air compressors and a dust collection system. This property also includes a 3,200 sq/ft high bay building with a paved floor and open front for easy access. Two permanent storage trailers also included. Don't miss the chance to BID YOUR PRICE on this exceptional light industrial property with endless possibilities via this online-only auction. The concurrent auction of personal property adds even more value to this offering, making it a unique opportunity to secure both real estate and assets. This auction ends 9/12/23 at 6PM ET.

Agent Remarks

Visit our website at www.ready2bid.com for bidder registration, auction terms and more property information. Your Buyer needs to register and bid on their own behalf. Broker needs to complete the "Broker Participation Form" to claim their client. Form is found on our website under the FAQ tab. Auction is live now and will end on 9/12/23 at 6PM. No lockbox on property, call Broker to set up showing or if you have any questions.

Showing Instructions/Directions

Travel North from Statesville on NC Hwy. 64. Turn Right on Old Mountain Road. Property is on left.

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **01/31/2024**
 Mkt Dt: **08/23/2023** DDP-End Dt:
 Agent/Own: **No**
 For Appt Call: **800-746-9464**
 List Agent: **Zach Johnson (62482)** List Agreement: **Exclusive Right To Sell**
 List Office: **The Swicegood Group Inc (10160)** Agent Phone: **828-408-1651**
 Buyer Agency: **2%** Sub Agency: **0%** Office Phone: **336-751-4444**
 Dual/Var: **No** Transact Bkr: Bonus:
 Web URL: Seller Name: **Kerley**
 Full Service: **Full Service**

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 Price: **\$50,000**





