

413 Polkville Road, Shelby, North Carolina 28150-3735

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

MLS#: **4229138**

Category: **Commercial Sale**

County: **Cleveland**

Status: **ACT**

Parcel ID: **28076**

Acres: **1.26**

Legal Desc: **See metes and bounds description**

City Tax Pd To: **Shelby**

Tax Val: **\$225,618**

Zoning: **R10**

Deed Ref: **1271-349**

Complex Name:

OSN: **Canopy MLS**



General Information

Type: **Special Purpose**
Second Type: **Business, Office**
Sale/Lse Inc: **Building, Fixtures, Land**
Documents:
In City: **Yes**
Restrictions: **No Restrictions**
Rstrict Cmnts: **None**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1960**
Const Status:
Const Type: **Site Built**
of Bldgs: **1**
of Rentals:
of Units:
Baths Total:
of Stories: **3**

Square Footage

Total: **16,370**
Min SF Avail: **18,399**
Max SF Avail: **18,399**
Min Lse#/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse 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 Exclsn: **No**
Foundation: **Basement**
Accessibility:
Exterior Cover: **Brick Full**
Road Surface: **Paved**
Roof: **Architectural Shingle**
Security Feat:
Utilities: **Electricity Connected, Natural Gas**

Basement Dtls: **Yes/Partially Finished**
Fireplaces:
Construct Type: **Site Built**
Road Frontage: **City Street**
Patio/Porch:
Other Structure:
Inclusions: **Building, Fixtures, Land**

Utilities

Sewer: **City Sewer**
Heat: **Central, Forced Air, Heat Pump, Natural Gas**
Restrictions: **No Restrictions - None**

Water: **City Water**
Cool: **Ceiling Fan(s), Electric, Heat Pump**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

Public Remarks

SELLING VIA ONLINE AUCTION - LIST PRICE IS OPENING BID. Don't miss this incredible opportunity to own a unique and versatile property in Shelby, NC! Perfectly located between Hwy. 74 and the new Shelby Bypass, this massive 16,370 +/- sq/ft Church sits on 1.26 acres and offers endless possibilities for repurposing or continued use as a place of worship. Originally built as the home of Dover Baptist Church in 1960, this building is currently owned by a Church that is expanding into a new building. The property features an expansive sanctuary, numerous classrooms & meeting rooms, a 5 bedroom apartment, commercial kitchen & dining hall, 50 Parking Spaces and an extra 2,029 +/- sq/ft of unconditioned space for storage or future improvements. With ample space and a prime location, this property is well-suited for a variety of uses, including religious organizations, event venues, community centers, or redevelopment. Contact Auctioneer for more info or to schedule a private showing.

Agent Remarks


SHOWING INSTRUCTIONS: Church is still occupied by Seller and they have service Wednesday Evening, Friday evening and Sunday Morning. All showings will be scheduled through listing agent and listing agent will be on-site for all showings. Auction information and video tour can be found at www.ready2bid.com. Your client must register and bid themselves. Brokers only need to complete "broker participation form" found under FAQ section of our website to "claim" your client. Listing agent is also Auctioneer. Zach Johnson NCAL 10166. The Swicegood Group, Inc. NCAFL 8790.

Showing Instructions, Considerations, and Directions

Call Listing Agent, No Sign, Other - See Remarks

From Hwy 74. Turn North onto Polkville Road. Property is on your left. No Sign.

List Agent/Office Information

DOM: **0** CDOM: **0**
Mkt Dt: **03/04/2025**
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Zach Johnson (62482)** 
List Office: **The Swicegood Group Inc (10160)**
Seller Name: **Centro Cristiano Tabernaculo de David**
Web URL:

DDP-End Dt:
List Agreemnt: **Exclusive Right To Sell**
Agent Phone: **828-408-1651**
Office Phone: **336-751-4444**
Full Service: **Full Service**

Expire Dt: **07/31/2025**

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