

1733 S Nc 16 Business Highway, Stanley, North Carolina 28164-8827

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

MLS#: **4264254**

Category: **Residential**

County: **Lincoln**

Status: **ACT**

Parcel ID: **33165**

Acres: **3.35**

Auction/Reserve Starting Bid

Legal Desc: **BASS LADN & HO HWY16**

Tax Val: **\$564,875**

Zoning: **R-SF**

Deed Ref: **662-764**

OSN: **Canopy MLS**

City Tax Pd To: **No City Taxes Paid**

Subdivision: **None**



General Information

Type: **Single Family**
Style: **2 Story w/Bsmt**
Levels Abv Grd: **Site Built**
Const Type: **Site Built**
SubType:

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	3	1/0	1,200	160
Upper:			0	480
Third:			0	
Lower:			0	
Bsmt:			0	
2LQt:	1	1/0	336	336

Building Information

Beds: **4**
Baths: **2/0**
Yr Built: **1950**
New Const: **No**
Prop Compl: **No**
Cons Status: **No**
Builder: **No**
Model:

Above Grade HLA: **1,200**
Tot Primary HLA: **1,200**
Tot Property HLA: **1,536**

Additional SqFt: **4,010**
Garage SF: **4,010**

Additional Information

Prop Fin: **Cash, Conventional**
Assumable: **No**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Room Information

Main: **Prim BR**

Parking Information

Main Lvl Garage: **No** Garage: **Yes** # Gar Sp: **6** Carport: **Yes** # Carport Spc: **7**
Covered Sp: **No** Open Prk Sp: **No** # Assg Sp:
Driveway: **Asphalt** Prkng Desc:
Parking Features: **Carport Attached, Driveway, Garage Detached, Garage Shop**

Features

Windows: **No** Laundry: **In Mud Room, Main Level**
Fixtures Exclsn: **No** Basement Dtls: **Yes/Exterior Entry, Partial, Unfinished**
Foundation: **Basement, Other - See Remarks** Fireplaces: **Yes/Gas**
Fencing: **Basement, Other - See Remarks** 2nd Living Qtr: **Exterior Not Connected, Main Level, Separate Living Quarters**
Accessibility: **No** Construct Type: **Site Built**
Exterior Cover: **Vinyl** Road Frontage:
Road Surface: **Paved** Patio/Porch:
Roof: **Metal** Other Structure:
Appliances: **Dishwasher, Electric Oven, Electric Range, Refrigerator**

Utilities

Sewer: **Septic Installed** Water: **Public Water**
Heat: **Central** Cool: **Central Air**

Association Information

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

Public Remarks

SELLING VIA ONLINE AUCTION, LIST PRICE IS OPENING BID. Unique Investment Opportunity – Three Homes, Multiple Shops on 3.35 Acres in Prime location just minutes from I-485 and Charlotte. This property offers incredible potential for investors, entrepreneurs, or those seeking live/work flexibility. Situated on a high-visibility stretch of Business Hwy 16 in Lincoln County, the property includes 3 Residential Units – The main home is a 1,200 sq ft 2 bed/1 bath and it is complemented by two additional rental units (2 bed/1 bath single-wide manufactured homes) offering immediate income potential. Five Shop Buildings – Ideal for a auto work, equipment storage or small business operations. Multiple Storage Buildings – Extra space for tools, inventory, or rental storage income. Whether you're looking to expand your rental portfolio, start a business, or create a home-based operation with plenty of space and infrastructure, this property delivers. BID YOUR PRICE TODAY!

Agent Remarks

Due to ongoing personal property auction, access to real property will only be during open houses on 6/8/25 from 1-3pm and 6/29/25 from 2-4pm. Auction information, terms 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. We are selling all personal property for the estate as well, that auction ends prior to the real estate auction and the personal property will be removed. Buyer will be accepting this property "as-is" with any personal property remaining on site. Listing firm is also the Auction firm. The Swicegood Group, Inc. NCAFL 8790.

Showing Instructions, Considerations, and Directions

Sign

From Hwy. 16, turn onto Business Hwy. 16. Property is on the East side of the road. Large yellow AUCTION sign in yard.

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **12/31/2025**
Mkt Dt: **05/27/2025** DDP-End Dt:
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Zach Johnson (62482)**
List Office: **The Swicegood Group Inc (10160)**
Seller Name: **Arndt**
Web URL: **Full Service**

List Agreeemnt: **Exclusive Right To Sell**

Agent Phone: **828-408-1651**

Office Phone: **336-751-4444**

Full Service: **Full Service**

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