



**206 TIMBERBROOK LANE – Granite Falls, NC  
6,000 Sq. Ft. (.61 Acre)**

**SALE PRICE: \$220,000      LEASE PRICE: \$2,200/month      ZONING: Commercial**

**ELECTRICITY PROVIDER: Town of Granite Falls      HEATING/COOLING: Heat pump**

**WATER PROVIDER: Town of Granite Falls      SEWER PROVIDER: Town of Granite Falls**

**COMMERCIAL AIRPORT: Charlotte-Douglas International      DISTANCE: 56.10 Miles (One Way)**

**REGIONAL AIRPORT: Hickory Regional Airport      DISTANCE: 5.70 Miles (One Way)**

**DISTANCE TO NEAREST INTERSTATE (I-40): 7.2 Miles      NCPIN: 2785226402      CEILING HEIGHT: 12'**

**ADDITIONAL INFORMATION**

Previously used as a child care facility and an auction house, this building just off U.S. 321 South has multiple use possibilities. Located in the Town of Granite Falls, the building has all municipal amenities and ample, paved parking. The building features one dock-high door and one ground-level door. The property would be ideal for virtually any type of commercial enterprise.

**BROKER: Tony Jarrett, Prism Real Estate      CONTACT: (828) 322-2179**