



## 3426 MORGANTON BOULEVARD – Gamewell, NC 2.52 Acres

**SALE PRICE:** \$159,900

**LEASE PRICE:** No

**ZONING:** Commercial

**ELECTRICITY PROVIDER:** Blue Ridge Electric    **NATURAL GAS PROVIDER:** No

**WATER PROVIDER:** Caldwell County    **SEWER PROVIDER:** No

**COMMERCIAL AIRPORT:** Charlotte Douglas International    **DISTANCE:** 72.70 Miles (One Way)

**REGIONAL AIRPORT:** Foothills Regional Airport    **DISTANCE:** 2.90 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 4.40 Miles    **NCPIN:** 2727114481

### ADDITIONAL INFORMATION

Previously used as a convenience store with 3 gas pumps, this site is along Morganton Boulevard a short distance from the Foothills Regional Airport and the Caldwell-Burke county line. With ample road frontage and great visibility, this property could make an excellent investment.

**BROKER:** Donna Austin, Coldwell Banker Boyd & Hassel    **CONTACT:** (828) 310-4899