



## 3488 Hickory Boulevard – Sawmills, NC 4.08 Acres

**SALE PRICE:** \$295,000

**ZONING:** Commercial

**ELECTRICITY:** Duke Energy

**WATER PROVIDER:** Town of Sawmills

**SEWER PROVIDER:** Town of Sawmills

**DISTANCE TO NEAREST HIGHWAY:** U.S. 321 frontage

**COMMERCIAL AIRPORT:** Charlotte-Douglas Airport

**DISTANCE:** 60.3 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 10.3 Miles

**NC PIN#:** 277267365

### ADDITIONAL INFORMATION

Located off U.S. 321, this property features several hundred feet of road frontage along Caldwell County's main artery.

Already zoned for commercial use, the site rests in an established commercial section and is just minutes from Interstate 40.

**BROKER:** Ben Griffin, Ben Griffin Realtors

**CONTACT #:** 828-758-8371