



4140 Hickory Boulevard – Granite Falls, NC 2,112 Sq. Ft.

SALE PRICE: \$199,000	LEASE PRICE: \$1,500/Mo.	ZONING: Commercial
ELECTRICITY PROVIDER: Town of Granite Falls	HEATING/COOLING : Heat Pump/Central Air	
WATER PROVIDER: Town of Granite Falls	SEWER PROVIDER: Town of Granite Falls	
PARKING: Paved (15 spaces)	BATHROOMS: 3	OFFICES: 5
COMMERCIAL AIRPORT: Charlotte-Douglas International	DISTANCE: 58.10 Miles (One Way)	
REGIONAL AIRPORT: Hickory Regional Airport	DISTANCE: 6.30 Miles (One Way)	
DISTANCE TO NEAREST INTERSTATE (I-40): 7.50 Miles	NCPIN: 2785152273	

ADDITIONAL INFORMATION

The property features a great location on a setback street off U.S. 321 North in Granite Falls. With two levels, ample paved parking and generous office space, this site would be ideal for a professional service business. Building also has a built-in reception area, two bathrooms on the main floor and another bathroom upstairs. Site also comes with all Town of Granite Falls services.

BROKER: Victoria Lyford, Weichert Realtors **CONTACT:** (828) 548-0834