



## 4750 HICKORY BOULEVARD – Granite Falls, NC 1.9 Acres

**SALE PRICE:** \$799,000

**LEASE PRICE:** N/A

**ZONING:** Commercial

**ELECTRICITY PROVIDER:** Multiple

**NATURAL GAS PROVIDER:** Piedmont Natural Gas

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

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

**COMMERCIAL AIRPORT:** Charlotte-Douglas International

**DISTANCE:** 55.70 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport

**DISTANCE:** 4.40 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 5.90 Miles

**NCPIN:** 2784973197

### ADDITIONAL INFORMATION

This is prime commercial property located adjacent to the Wal-Mart Supercenter in Granite Falls.

Situated off U.S. 321 North, the parcel is zoned for commercial use. Note: \*For full town utilities, the property would need to be annexed into the Granite Falls municipality.

**BROKER:** Tony Jarrett, Prism Commercial Real Estate

**CONTACT:** (828) 322-2179