



701 WILKESBORO BOULEVARD
Lenoir, NC
3,960 Sq.Ft.
1.74 Acres

SALE PRICE: \$425,000

LEASE PRICE: \$3,000/mo

ZONING: B-2

CEILING HT: 10' – 15'

LOADING DOCKS: No

FLOORS: Concrete/Tile/Carpet

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Duke Energy

OFFICES: Yes (2)

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 6" Main

WATER PROVIDER: City of Lenoir

WATER LINE SIZE: 10" Main

SEWER: City of Lenoir

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 68 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 18.11 Miles

ADDITIONAL INFORMATION

This property offers 501' of road frontage on a corner lot in an area of Lenoir with excellent demographics and a high traffic count. Formerly the Bank of Granite, this property has excellent potential for re-development as a restaurant, jewelry store, finance company, etc. There is additional square footage in the upper undeveloped 2nd floor that could be finished out, that is not included in the total square footage. Owner will consider dividing off the back ½ acre from Tremont Drive.

BROKER: Julian Baker, Baker Realty

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