



LAKEFRONT COMMERCIAL BUILDING

5251 Hickory Boulevard · Caldwell County (Hickory City Limits)

10,463 Sq.Ft.

2.73 Acres

SALE PRICE: \$799,900

LEASE PRICE: Negotiable

ZONING: Commercial

CEILING HT: 10' – 14'

LOADING DOCKS: Yes (1)

FLOORS: Concrete, Tile

HVAC: Yes

SPRINKLERS: Yes

ELECTRICITY PROVIDER: Duke Energy

OFFICES: No

NATURAL GAS PROVIDER: Piedmont Natural Gas

GAS LINE SIZE: 10" Main

WATER PROVIDER: City of Hickory

WATER LINE SIZE: 10" Main

SEWER: City of Hickory

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 53.24 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 3.34 Miles

ADDITIONAL INFORMATION

Originally built as a restaurant on Lake Hickory, this building is in a prime location on US Highway 321. Kitchen fixtures still in place include hood, walk-in cooler & freezer. Heat pumps, gas (2 compressors replaced). Large semi-finished basement for wet-bar, walk-out to covered patio. All systems and fixtures may be subject to building code update.

BROKER: John Lamonica, Coldwell Banker Boyd & Hassell

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