



NORWOOD COMMERCIAL BUILDING

107 Norwood Street · Lenoir, NC

11,557 Sq.Ft.

1.8 Acres

SALE PRICE: \$899,900* **LEASE PRICE:** Negotiable **ZONING:** Commercial

CEILING HT: 12' **LOADING DOCKS:** No **FLOORS:** Carpet & Tile

HVAC: Yes **SPRINKLERS:** Yes **ELECTRICITY PROVIDER:** Duke Energy **OFFICES:** Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir **GAS LINE SIZE:** 4" Main; 1 ¼ " Line

WATER PROVIDER: City of Lenoir **WATER LINE SIZE:** 12" Main **SEWER:** City of Lenoir

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport **DISTANCE:** 67.70 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 17.80 Miles

ADDITIONAL INFORMATION

Main level includes five executive offices. Walnut chair rail and wall board throughout. Two 2.5 ton heat pumps, three bathrooms, computer & electrical floor stations. Brick & stucco siding, two natural wood burning fireplaces & drive-through window with two lanes. This building would suit a start up bank or small call center.

*With an executed offer to purchase contract for the listed price, seller will pay selling agent a \$10,000 bonus at the closing.

BROKER: Ben Griffin, Ben Griffin Realtors/Builders **CONTACT #:** 828-758-8371