



WONDERLAND BOOKS BUILDING

5008 Hickory Boulevard · Granite Falls, NC
7,100 Sq.Ft.
0.92 Acres

SALE PRICE: \$275,000

LEASE PRICE: Negotiable

ZONING: Commercial

CEILING HT: 9' – 10'

LOADING DOCKS: Yes (1)

FLOORS: Carpet

HVAC: Yes

SPRINKLERS: No

ELECTRICITY PROVIDER: Duke Energy

OFFICES: Yes

NATURAL GAS PROVIDER: Piedmont Natural Gas, Lenoir

GAS LINE SIZE: 6" Main

WATER PROVIDER: Town of Granite Falls

WATER LINE SIZE: 10" Main

SEWER: Town of Granite Falls

COMMERCIAL AIRPORT: Charlotte-Douglas International Airport

DISTANCE: 54.67 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 4.77 Miles

ADDITIONAL INFORMATION

This building is located on busy US Highway 321 and would serve as an excellent space for a start-up retail venture or business looking to relocate. Includes a 1,900 sq. ft. residential apartment on the lower level.

BROKER: Shirley Gachet, Owner

CONTACT #: 828-327-2491