



**3739 Hickory Blvd – Hudson, NC**  
**3,674 Sq. Ft. – (.47 Acres)**

**SALE PRICE: \$399,900**

**LEASE PRICE: NA**

**ZONING: Commercial**

**ELECTRICITY PROVIDER: Blue Ridge Energy**    **NATURAL GAS PROVIDER: Piedmont Natural Gas**

**WATER PROVIDER: City of Lenoir**

**SEWER PROVIDER: Septic System**

**COMMERCIAL AIRPORT: Charlotte-Douglas International**

**DISTANCE: 58.3 Miles (One Way)**

**REGIONAL AIRPORT: Hickory Regional Airport**

**DISTANCE: 7.9 Miles (One Way)**

**DISTANCE TO NEAREST INTERSTATE (I-40): 13.1 Miles**

**NCPINs: 2776529121**

**ADDITIONAL INFORMATION**

Prime location on Hwy 321. Freestanding custom built stucco building in immaculate condition which offers abundant business possibilities. 3-story building modern design throughout, lobby/reception area, 3 offices, conference room, kitchen & bath on main floor. Upstairs 2 offices bath and storage.

**BROKER: Rhonda Walker – Walker Real Estate Services LLC CONTACT: (828) 851-1541**