



4070 HICKORY BOULEVARD – Granite Falls, NC
2.62 Acres

SALE PRICE: \$1,200,000	LEASE PRICE: No	ZONING: Commercial
ELECTRICITY PROVIDER: Duke Energy	NATURAL GAS PROVIDER: Piedmont Natural Gas	
WATER PROVIDER: Well Water	SEWER PROVIDER: Septic Tank	
COMMERCIAL AIRPORT: Charlotte-Douglas International	DISTANCE: 58 Miles (One Way)	
REGIONAL AIRPORT: Foothills Regional Airport	DISTANCE: 7.50 Miles (One Way)	
DISTANCE TO NEAREST INTERSTATE (I-40): 9 Miles	NCPIN: 2785072177	

ADDITIONAL INFORMATION

With 600 feet of road frontage and cleared land, this property represents an excellent commercial development opportunity. **Note:** Property is currently outside of town limits, but town amenities could be added upon voluntary annexation.

BROKER: Meredith Miller Carswell, RE/MAX

CONTACT: (828) 850-1732