



## 3351 HICKORY BOULEVARD – Sawmills, NC 9,000 Sq. Ft. (1+ Acres - Building #2)

**SALE PRICE:** \$499,950                      **LEASE PRICE:** N/A                      **ZONING:** Commercial

**ELECTRICITY PROVIDER:** Duke Energy                      **NATURAL GAS PROVIDER:** Piedmont Natural Gas

**WATER PROVIDER:** Town of Sawmills                      **SEWER PROVIDER:** None – Septic system

**COMMERCIAL AIRPORT:** Charlotte-Douglas International                      **DISTANCE:** 62.10 Miles (One Way)

**REGIONAL AIRPORT:** Hickory Regional Airport                      **DISTANCE:** 10.30 Miles (One Way)

**DISTANCE TO NEAREST INTERSTATE (I-40):** 11.80 Miles                      **NCPIN:** 2776077811

### ADDITIONAL INFORMATION

Great business location with traffic count of 32,000 cars per day. One story building facing Mission Rd. has 9,000 SF and is currently being used for furniture showroom and warehouse. Can be purchase separately or with main building at front of the property.

**BROKER:** Lee Pennell – [lpennell1950@gmail.com](mailto:lpennell1950@gmail.com)    The Property Shop    **CONTACT:** (828) 850-4408