



3351 HICKORY BOULEVARD – Sawmills, NC 21,450 Sq. Ft. (1+ Acres - Building #1)

SALE PRICE: \$1,450,000

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. Two story building facing Hwy 321 has 21, 450 SF and is currently being used for a furniture store and Hallmark store. Can be purchase separately or with additional storage building to rear of property.

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