



Caldwell County

NORTH CAROLINA

Economic Development Commission



1221 Oliver Ln. Lenoir, NC - 7,898 Sq. Ft 1.4 Acres

SALE PRICE: \$299,900

ZONING: I-1

ELECTRICITY PROVIDER:

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: City of Lenoir

SEWER PROVIDER:

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 67.0 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 16.4 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 17.8 Miles

NCPINs:

ADDITIONAL INFORMATION – This Commercial building located on Oliver Lane in Lenoir currently has part of the building being used as an Auto Body Shop. This building has lots of possibilities for different uses. It's Zones I-1, Light Industrial use. Some work has been done to part of the building. A survey will need to be done to split off the building to 1.4+/- acres. Property is being sold AS_IS condition. Contract should read a Portion of 2748366431. There is no water or sewer at this location

CONTACT: Debra Trivette – Re/Max A-Team CONTACT: (828) 292-1440 (cell)

Caldwell EDC – 828 728 0768 – www.caldwelledc.org

Cross Property Agent Full

1221 Oliver Lane, Lenoir, NC 28645-6005

CMLS#: 3862805	Category: Commercial	Parcel ID: 06166-1-4B	List Price: \$299,990
Status: Active	City Taxes Paid To: No City Taxes Paid	County: Caldwell	
Project Name:	Tax Value: \$76,200	Zoning Desc: I-1	
Zoning: I-1		Deed Reference: 1684-647	
Road Front:		Cross Street:	
Legal Desc: BK 1989 PG 229 YR 2020 ST 0.00			
Approx Acres: 1.40	Approx Lot Dim:	Flood Plain:	



General Information

Type: Industrial	<u>Listing Information</u>
Secondary Type: Auto Service	Trans Type: For Sale
Documents:	Sale/Lease Incl: Building
Restrictions: Other - See Media/Remarks	In City: No
Restrictions Rmks: Buyers Agent to verify type of use with City of Lenoir.	Potential Income:

Bldg Information

New Const: No	<u>Square Footage</u>
Builder:	Total:
Year Built: 1958	Min Sqft Avail: 7,898
Construct Status:	Max Sqft Avail: 10,632
Construction Type: Site Built	Min Lse\$/Sqft: \$0.00
# of Bldgs: 1	Max Lse\$/Sqft: \$0.00
# of Units:	Office Sqft:
# of Rentals:	Warehouse Sqft:
# of Stories:	Garage Sqft:
Baths Total:	

Additional Information

Prop Fin:	Occupant Type: Tenant
Assumable:	
Ownership: Seller owned for at least one year	
Special Conditions: None	
Road Responsibility: Privately Maintained Road or Maintenance Agreement	

Recent: **07/06/2022 : DECR : \$349,900->\$324,900**

Features

Total Parking:	# of Docks: 1	# Drive In Doors:	Rail Service:
Fixtures Exceptions: No		Wall Rvalue:	
Foundation: Basement, Crawl Space			
Construction: Block, Brick, Wood			

Utilities

Heating: Other	Cooling:
Utilities: City Water, Septic Tank	

Association Information

Subject To HOA: None	Subject to CCRs: No
	<u>Remarks</u>

Public Remarks: **This Commercial Building located on Oliver Lane in Lenoir currently has part of the building being used as an Auto Body Shop. This building has lots of possibilities for different uses. It's Zoned I-1, Light Industrial use. Some work had been done to part of the building. A survey will need to be done to split off the building to 1.4 + or - acres. Great location to the city of Lenoir. Easy access and lots of space. This property is being sold in AS-IS Condition.**

Agent Remarks: **There is no power or water in some of the Units on this property. The wiring has been removed, possibly by vandals. Property is being sold in AS-IS Condition. A survey will need to be done to split off the building to 1.4 + or - acres. Contract should read a Portion of 2748366431. Tax value reflects all structures on the property. Buyer will need to check with the City of Lenoir for type of business they plan to operate at this property. City of Lenoir water located at NC Pinn2748366431. There is no sewer at this location. Part of the building is rented and currently used as a Auto Body Shop.**

Directions: **Hwy 18 West toward Lenoir, Left on Fairview Drive, Go Straight at stop sign. Right on Oliver Lane. Drive into the complex and building is on the left.**

Listing/Agent/Office Information

DOM: 41	CDOM: 41	TOM Dt:	Expiry Dt: 04/13/23
Mkt Dt: 05/26/22	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-746-9464		Agent Phone: 828-292-1440	
List Agent: Debra Trivette (cv70286)		Office Ph: 828-324-8326	
Listing Office: RE/MAX A-Team (cv366)		Transaction Broker:	Bonus:
Buyer Agency: 3%	Sub Agency: 0%	Seller Name: Rocky Road Inc.	
Named Prosp: No	Dual/Var: No	Full Service: Yes	

Prepared By: Debra Trivette