

FOR SALE / LEASE

\$1,200,000

823 EAST FRANKLIN BOULEVARD

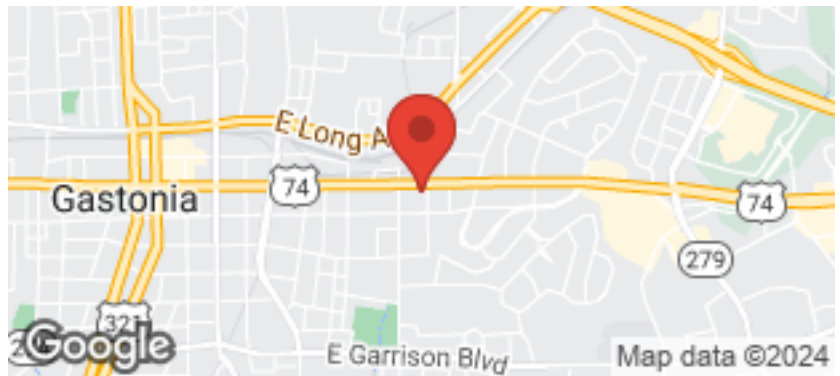


Property Description

Prime retail lease, build-to-suit, or sale opportunity in the heart of Gastonia, NC. This expansive +/-9,000 SF. building currently includes kitchen, office, storage and warehouse space making it suitable for a wide range of potential uses. With a traffic count exceeding 18,000 cars a day, the property offers excellent visibility for any user including restaurant, fitness center, farmers market, private club, daycare, etc. Don't miss out on this prime location with unrivaled potential.

PROPERTY OVERVIEW

Address:	823 East Franklin Boulevard Gastonia, NC 28054
APN:	308772
Building SF:	9,232
Dock Doors:	1
Lease Rate:	\$18.00/SF
Lease Term:	NEGOTIABLE
Lot Size:	0.65 Acres
NNN:	Yes
Permitted Uses:	Restaurant, Medical Office, Private Club, Farmers Market, Daycare
Price:	\$1,200,000
Traffic Count:	18,500 cars per day
Zoning:	Urban Industrial



EAST CRE | KW COMMERCIAL
14045 Ballantyne Corp Place, Ste 500
Charlotte, NC 28277

MONICA POSSE
Broker
O: (704) 502-8409
monica21@kwcommercial.com
257106, NC

PATRICK REGISTER
Broker
O: (704) 621-0190
patrick@eastcre.com
233487/111829, NC/SC

JAKE MEINZER
Broker
O: (513) 265-6348
jake@eastcre.com
335045/133385, NC/SC