

# EXECUTIVE SUMMARY

318 BOUCHELLE STREET

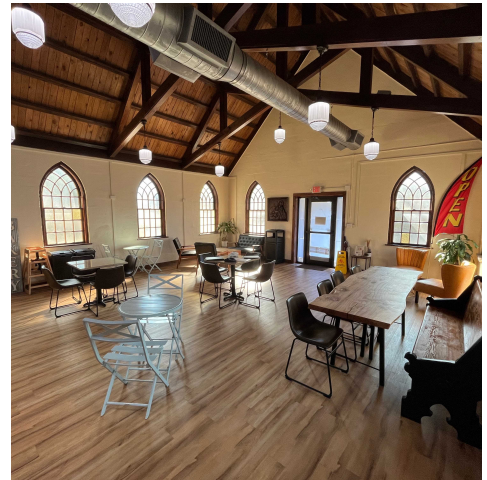


## OFFERING SUMMARY

PRICE:	\$499,000
BUILDING SF:	+/- 2,495
PRICE / SF:	\$200.00
OCCUPANCY:	Vacant
AVAILABLE SF:	2,495
LOT SIZE:	1.10 Acres
FRONTAGE:	168 FT
RENOVATED:	2021
YEAR BUILT:	1930
PARKING:	Asphalt
PARKING RATIO:	4.8/1,000
ZONING:	MID & LID

## Property Overview

This recently renovated church has been transformed into a charming retail restaurant, offering a unique dining experience in a historic setting. With its original architectural features preserved this property underwent a full renovation in 2021, including a new Asphalt Shingle Roof, 2 Tankless Water Heaters, HVAC, Hood Vent, Grease Trap, etc., making it perfect for entrepreneurs looking to make a statement in the thriving Morganton dining scene.



## Location Overview

Located just seconds from downtown Morganton and adjacent to the Fairfield Inn.



### EAST CRE | KW COMMERCIAL

3430 Toringdon Way, 200  
Charlotte, NC 28277

### JAKE MEINZER

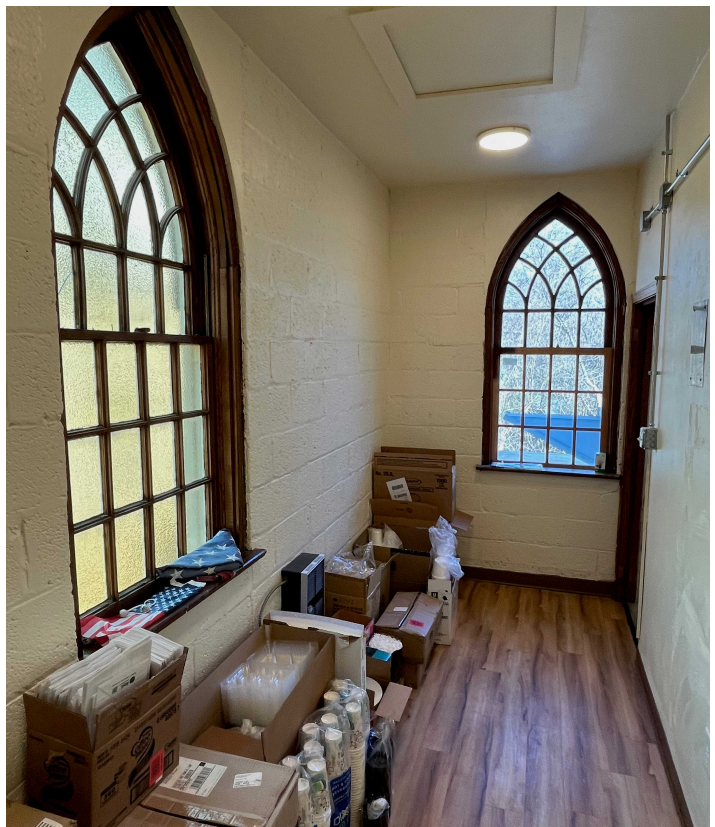
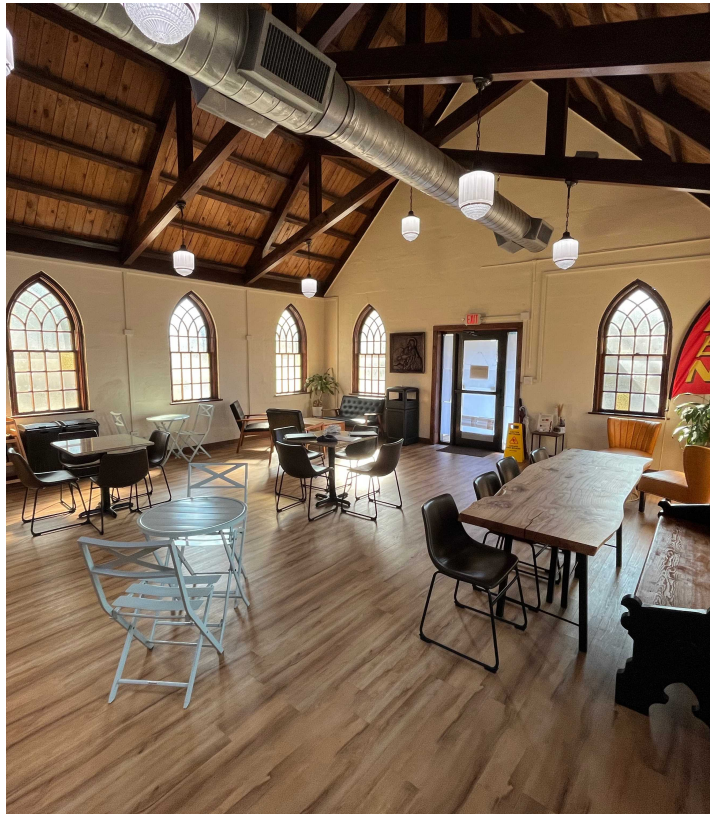
Broker  
C: (513) 265-6348  
jakemeinzer@kw.com  
335045/133385, NC/SC

### NICOLE POLITO

Broker  
O: (980) 297-5156  
Nicole Polito  
333568/129998, NC/SC

# UPSTAIRS INTERIOR

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Each Office Independently Owned and Operated

# KITCHEN

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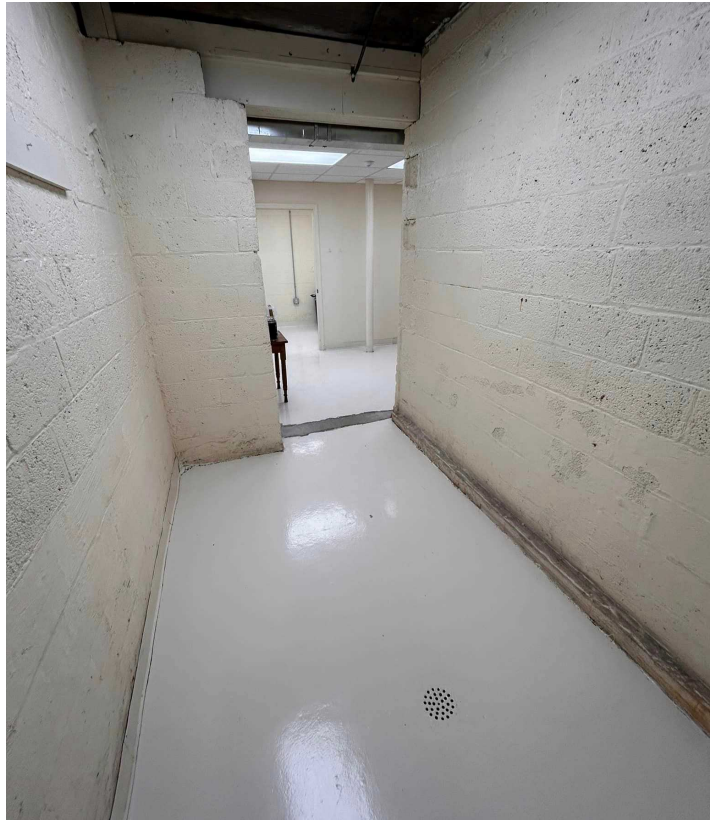
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# DOWNSTAIRS INTERIOR

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# RESTROOMS / UTILITIES

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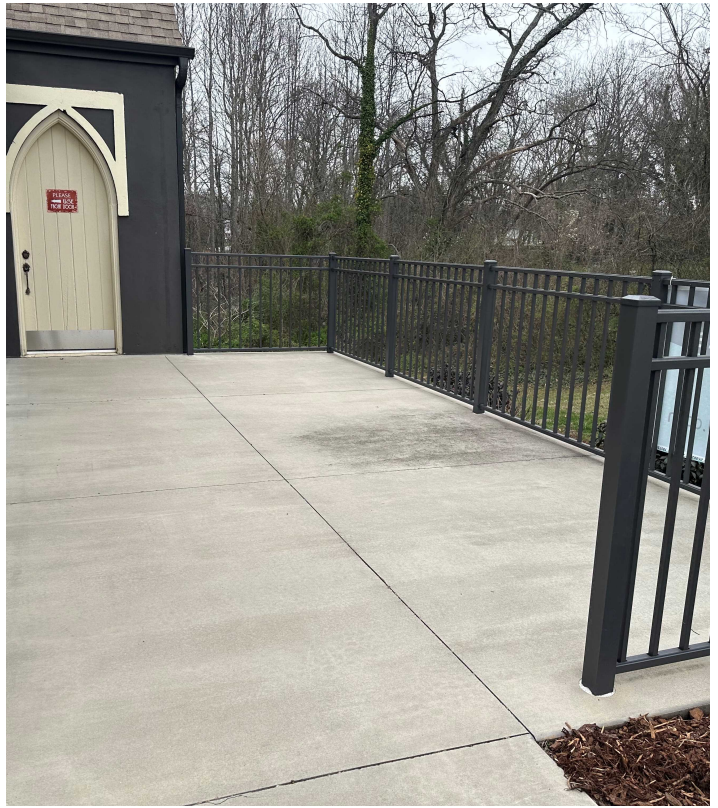
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