
3.73 Acres Highway 74, West, Commercial Property

Prepared By:
W. E. Damon & Associates LLC



Monroe, NC 28110 | Union County | Union County Market

4 Acres - Ret-General site 162,479 SF

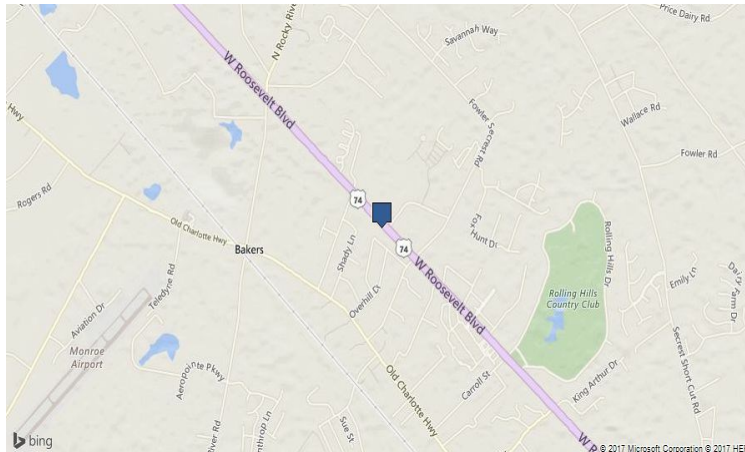
For Sale at \$1,100,000 (\$294,906.17 /Acre)



Property Type: **Lnd**
Specific Use: **Ret-General**
Land Area Ac: **3.73 Ac.**
Land Area SF: **162,479 SF**
Divisible: **No**

Total Available: **162,479 SF**
Asking Rate: - -
Sale Price: **\$1,100,000**

Gas:	Yes
Electricity:	No
Water:	Yes
Sewer:	Yes
Rail:	--



Zoning Class: **Commercial**
Zoning Code: **General Business**
Land SF: **162,479 SF**
Cross Streets: **NW/John Moore Rd/W Roosevelt Blvd**
Parcel Number: **09298068**
Sales Rep: **W. E. Damon & Associates LLC / John**

Recorded Owner:
Rec Owner Contact: **Donald W Wilburn**

3513 W Roosevelt Blvd

Monroe, NC 28110 | Union County | Union County Market

4 Acres - Ret-General site 162,479 SF

For Sale at \$1,100,000 (\$294,906.17 /Acre)

1

Site Comments

High profile commercial property zoned General Business. Owner will entertain all serious offers. 2015 traffic counts of 39,000 cpd.

Address: **3513 W Roosevelt Blvd**
Monroe, NC 28110

Market: **Union County / - -**
County: **Union**
Min Div Ac.: **3.73**
Max Contig Ac.: **3.73**
Available SF: **162,479**
Asking Rent/SF: **- - - -**
Asking Rent/Ac: **- -**
Sale Price: **\$1,100,000**
Price/SF: **\$6.77**
Price/Ac: **\$294,906.17**



Details

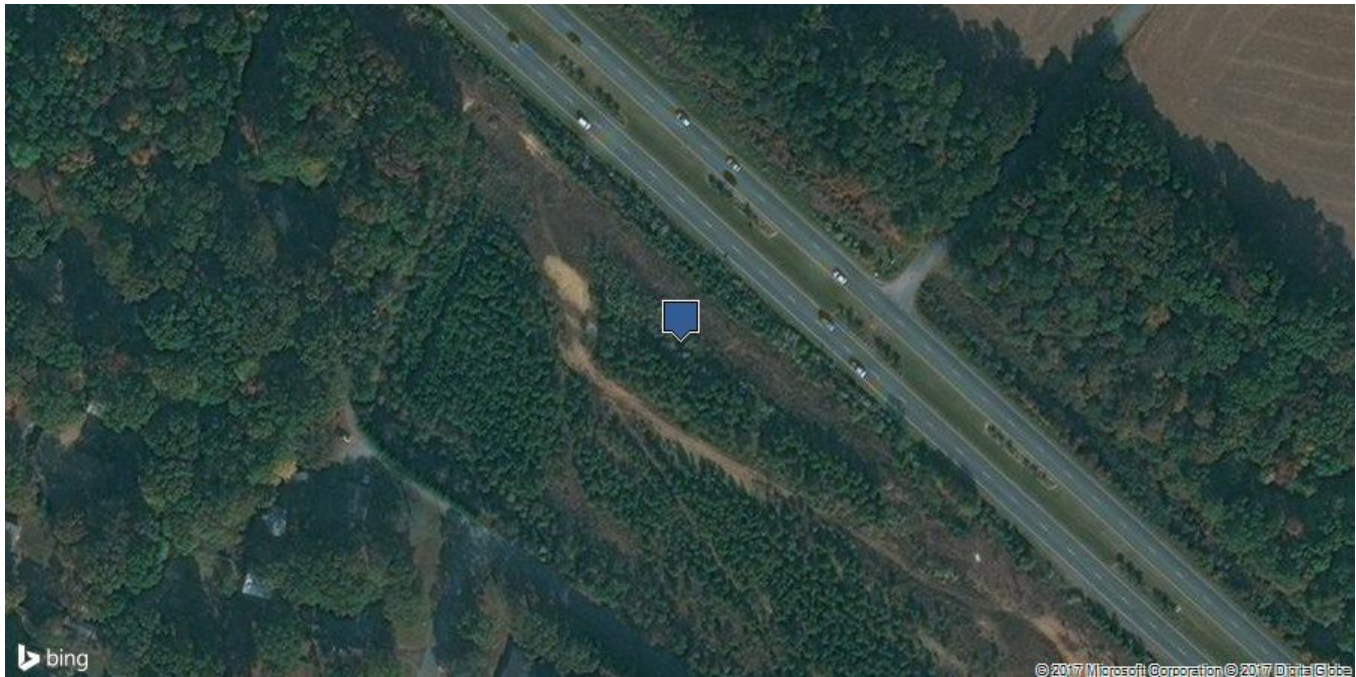
Property Type: **Lnd**
Specific Use: **Ret-General**
Primary Traffic Count: **39,000**
Surrounding Land Use: **Commercial**
Will Divide: **No**

Rail: **- -**
Gas: **Yes**
Electric: **No**
Water: **Yes**
Sewer: **Yes**

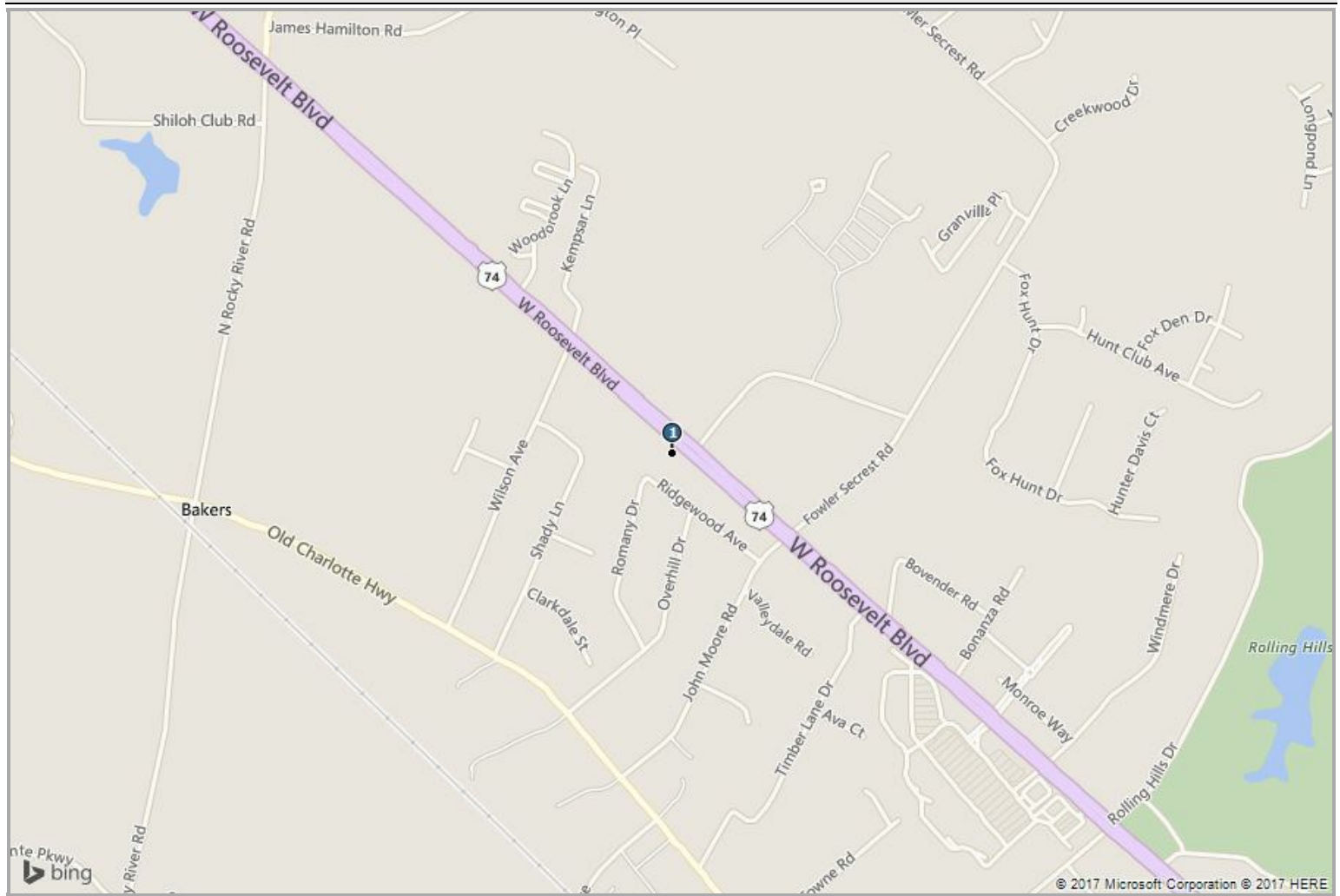
Recorded Owner:
Listing Company: **W. E. Damon & Associates LLC**
Listing Agent: **John B. Ashcraft Jr. / (704) 906-9116**

Parcel Number: **09298068**
Zoning Code: **General Business**

Aerial Map



Road Map



Address	City, State Zip	Number on report
1 3513 W Roosevelt Blvd	Monroe, NC 28110	1