

821 W. CENTER STREET

FOR SALE | LEXINGTON, NC 27295

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Flex
AVAILABLE SF ±	11,277
SALE PRICE	\$198,000

DESCRIPTION

Nice showroom or flex property located in Lexington, North Carolina. Easy access to Highway 64 with Center Street exposure. Property is leased, has newly renovated offices and bathrooms, is fully sprinklered, and has dock door. Additional parking lot planned behind the building with access from rear. Motivated Seller, under tax value!



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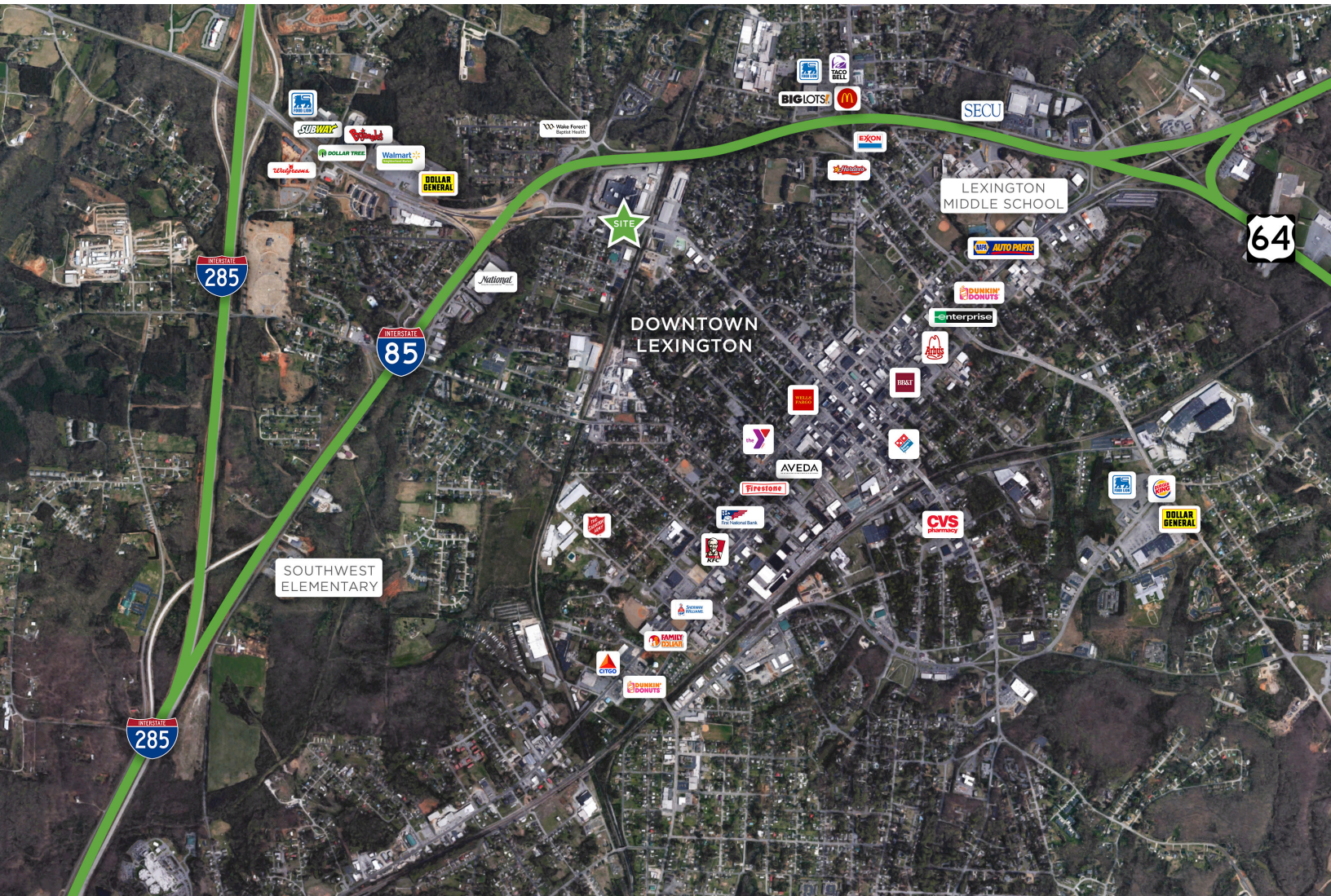
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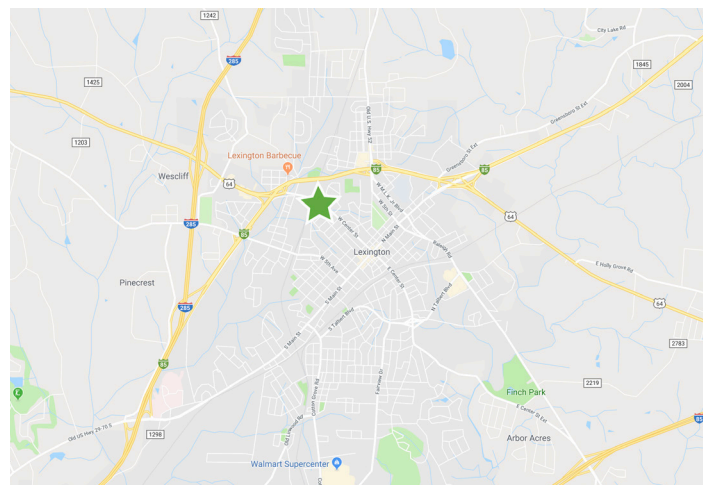
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KEY FEATURES

- Leased showroom/flex property in Lexington, North Carolina
- Easy access to Hwy 64 with Center St. exposure
- Newly renovated offices and bathrooms
- Additional parking lot planned behind with access from the rear
- **Sale Price: \$198,000**



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial	PROPERTY SUBTYPE	Flex/Showroom
BUILDING SF ±	11,277	YEAR BUILT	1955
WAREHOUSE SF ±	11,027	YEAR RENOVATED	2019
OFFICE SF ±	250	# DOCK DOORS	1
ACRES	0.44	CEILING HEIGHT	10'
RESTROOMS	2	DOCK HEIGHT	48'
SPRINKLERED	Yes	CLEARANCE HEIGHT	9'
COLUMN SPACING	13' x 21'	PROPERTY CLASS	B
BUILDING EXTERIOR	Brick	FLOORING	Tile, Concrete

PRICING & TERMS

SALE PRICE	\$198,000	PRICE/SF	\$17.55
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