

# EnergyUnited Portfolio

317 SANFORD AVENUE, MOCKSVILLE, NC 27028

Linville | Team Partners

COMMERCIAL REAL ESTATE



WILL BLACKWELL

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# PORTFOLIO OVERVIEW

## PORTFOLIO DETAILS

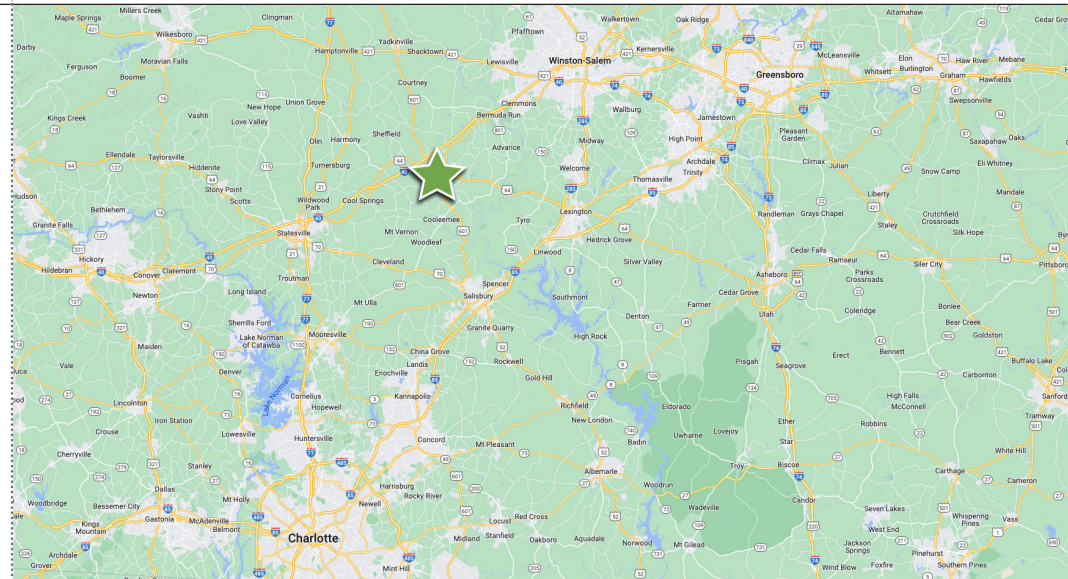
PRICE	\$2,885,000	ADDRESS	317 Sanford Avenue Mocksville, NC 27028
PROPERTY TYPE	Office/Industrial/Vacant Land	LAND SIZE	5.08 Acres
ZONING	TC	# OF PROPERTIES	6
COUNTY	Davie	# OF BUILDINGS	4

## DESCRIPTION

Linville Team Partners is pleased to offer an opportunity to purchase EnergyUnited's office/industrial/land property portfolio located in downtown Mocksville, North Carolina. The portfolio sits on a total of 5.08 acres just off Highway 601 (Sanford Avenue). There are two office buildings, two industrial buildings, and two land site included in the portfolio.

Zoned TC, this portfolio offers a broad range of uses such as shops, restaurants, services, and high density housing.

## LOCATOR



# PROPERTY OVERVIEW



## PROPERTY DETAILS

SITE	PROPERTY	PIN	LAND SIZE (ACRES)	BUILDING SIZE (SF)
1	Office Building*	5738-63-6522	0.61	4,833
2	Office Building*	5738-63-8556	0.53	3,102
3	Pole Yard	5738-63-7655	0.47	-
4	Parking Lot	5738-63-8971	0.28	-
5	Old Mill Building*	5738-63-6984	1.34	6,627
6	Auto Shop*	5738-64-7111	0.88	7,000

\*MORE INFORMATION ON FOLLOWING PAGES

# PROPERTY OVERVIEW - SITE 1



## SITE 1

OFFICE BUILDING  
PIN: 5738-63-6522



BUILDING SIZE  
4,833 SF



ACRES  
0.61

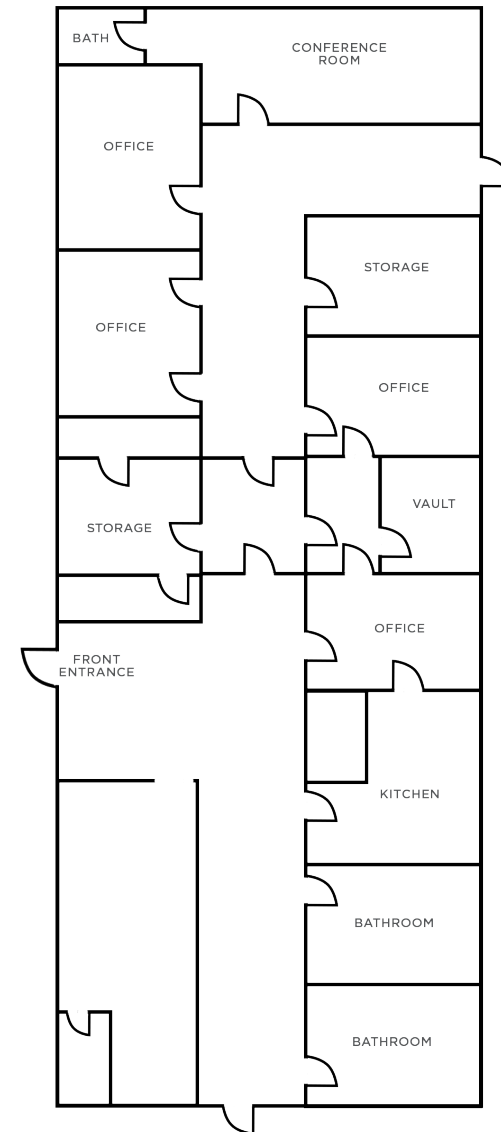


YEAR BUILT  
1960

## KEY FEATURES

- Main office in the front with private offices on either side of the hallway leading to the back of the building
- Kitchen, two bathrooms, storage area
- Floors are on slab and roof is wooden truss
- Heated and cooled by heat pumps
- Ideal redevelopment site for bank, convenience or drug store
- Very flexible zoning allowing multiple uses

## FLOOR PLAN





# PROPERTY PHOTOS - SITE 1

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# PROPERTY OVERVIEW - SITE 2

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## SITE 2

OFFICE BUILDING  
PIN: 5738-63-8556



## BUILDING SIZE

3,102 SF



## ACRES

0.53



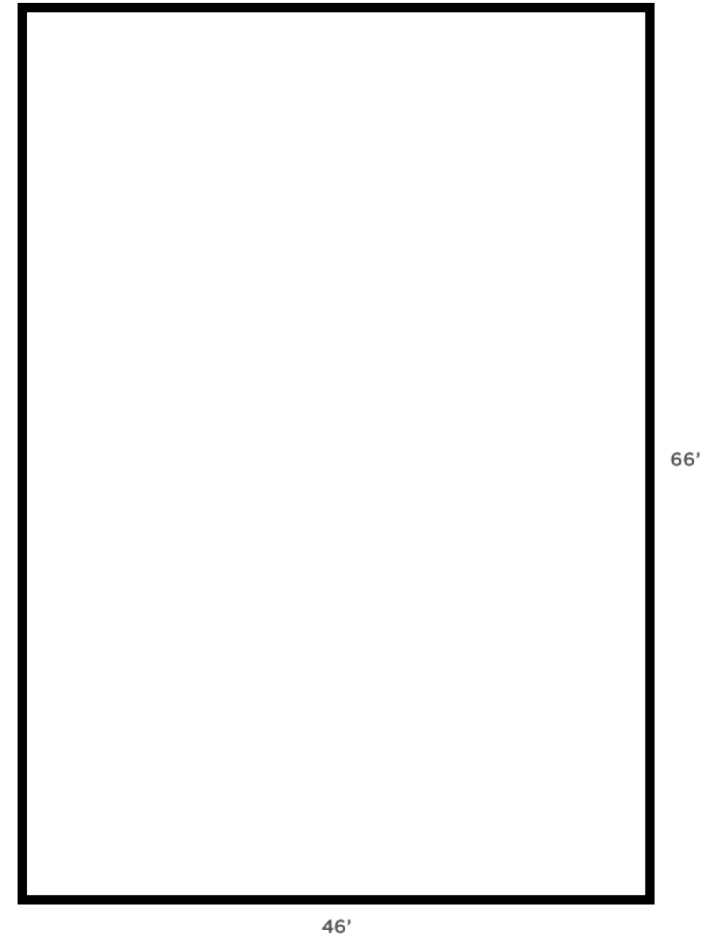
## YEAR BUILT

2007

## KEY FEATURES

- Open floor plan that is primarily a meeting room
- Two bathrooms, a kitchen, and a storage room
- Floors are concrete slab and roof is shingle
- Heated and cooled by heat pumps

## BUILDING DIMENSIONS



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# PROPERTY PHOTOS - SITE 2

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# PROPERTY OVERVIEW - SITE 5



## SITE 5

OLD MILL BUILDING  
PIN: 5738-63-6984



## BUILDING SIZE

6,627 SF



## ACRES

1.34



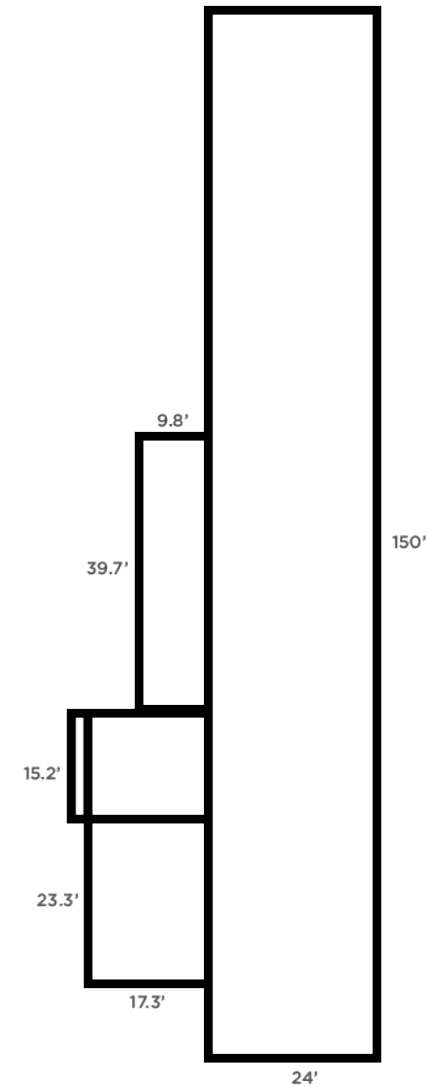
## YEAR BUILT

1935

## KEY FEATURES

- Wood and metal construction with corrugated metal walls
- Eave heights are 15'
- Floors are concrete slab and roof is wooden truss
- Heated with natural gas

## BUILDING DIMENSIONS





# PROPERTY PHOTOS - SITE 5

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# PROPERTY OVERVIEW - SITE 6

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**SITE 6**  
AUTO SHOP  
PIN: 5738-64-7111



**BUILDING SIZE**  
7,000 SF



**ACRES**  
0.88

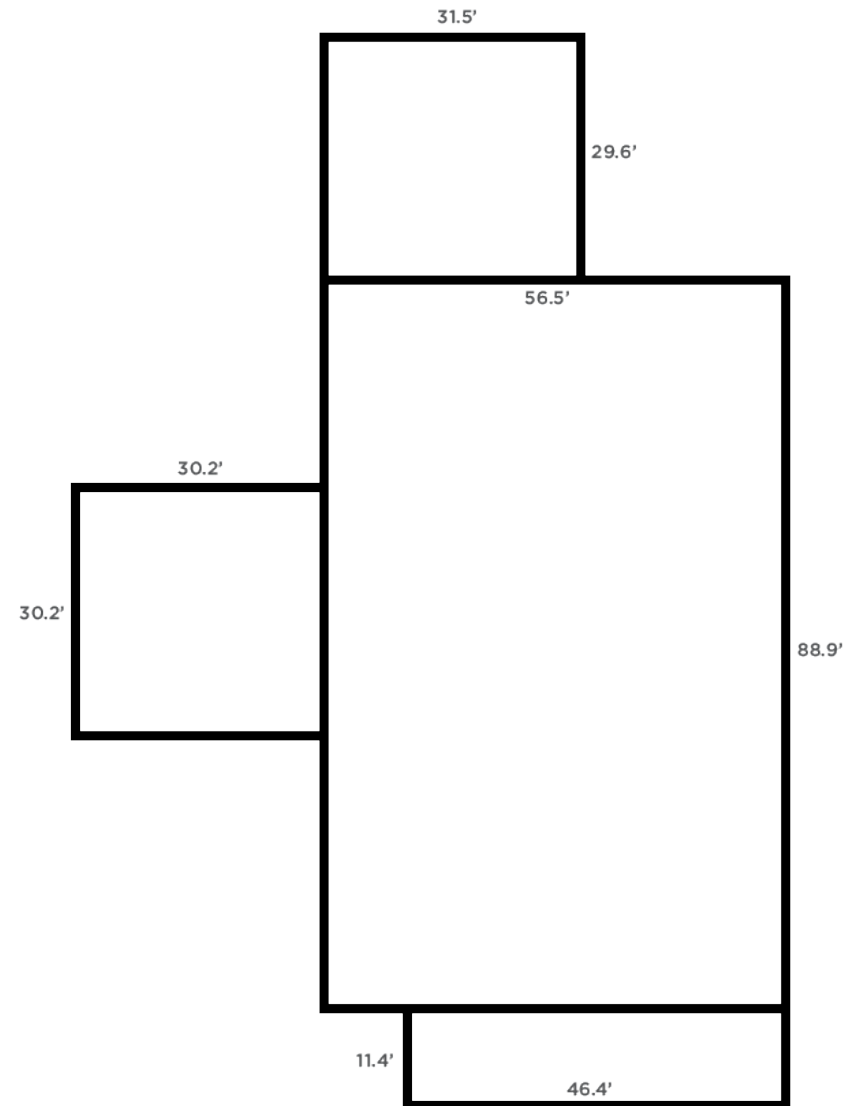


**YEAR BUILT**  
1933

## KEY FEATURES

- Wood and metal construction of load bearing masonry
- Eave heights are 15'
- Floors are concrete slab and roof is rubber membrane
- Heated and cooled by heat pumps

## BUILDING DIMENSIONS



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# PROPERTY PHOTO - SITE 6

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PORTFOLIO PRICE: **\$2,885,000**

Linville Team Partners is pleased to offer an opportunity to purchase EnergyUnited's office/industrial/vacant land property portfolio located in downtown Mocksville, North Carolina. The seller would consider selling Site 1 (office property and pad) separately- call for pricing.

For more information, contact:

**WILL BLACKWELL**

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