



Caldwell County

NORTH CAROLINA
Economic Development Commission



1215 Oliver Ln. Lenoir, NC - 7,062 Sq. Ft 1.3 Acres

SALE PRICE: \$130,000

ZONING: I-1

ELECTRICITY PROVIDER:

NATURAL GAS PROVIDER: Piedmont Natural Gas

WATER PROVIDER: City of Lenoir

SEWER PROVIDER:

COMMERCIAL AIRPORT: Charlotte-Douglas International

DISTANCE: 67.0 Miles (One Way)

REGIONAL AIRPORT: Hickory Regional Airport

DISTANCE: 16.4 Miles (One Way)

DISTANCE TO NEAREST INTERSTATE (I-40): 17.8 Miles

NCPINs:

ADDITIONAL INFORMATION – This building has been used for light industrial use and warehouse. Just outside city limits of Lenoir. City zoning dept. may determine type of business use. A survey will need to be done to split off this building from the rest of the property. The wiring has been removed. Property is being sold AS IS condition. Contract should read a portion of 2748366431. There is no water or sewer at this location.

CONTACT: Debra Trivette – Re/Max A-Team CONTACT: (828) 292-1440 (cell)

Caldwell EDC – 828 728 0768 – www.caldwelledc.org

1215 Oliver Lane, Lenoir, North Carolina 28645

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List \$: **\$130,000**

MLS#: **3861303**
Status: **ACT**
Legal Desc: **Deed Book 1989 Page 229-231**
City Tax Pd To: **No City Taxes Paid**
Complex Name:

Category: **Commercial Sale**
Parcel ID: **06166 1 4A**

Tax Val: **\$57,900**

County: **Caldwell**
Acres: **1.30**
Zoning: **I-1**
Deed Ref: **1989/229-231**



General Information

Type: **Warehouse/Office**
Second Type: **Industrial**
Sale/Lse Inc: **Building**
Documents:
In City: **No**
Restrictions: **Other - See Remarks**
Rstrict Cmnts: **Zoned I-1 Light Industrial.**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **0**
Const Status:
Const Type:
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: **7,062**
Max SF Avail: **7,062**
Min Lse#/SF: **\$7,062.00**
Max Lse\$/SF: **\$7,062.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Other - See Remarks**

Road Front:

Lsd Consdr: **No**

Flood Pl:

Features

Fixtures Except: **No**
Security Feat:
Suitable Use: **Other - See Remarks**

Basement Dtls:
Inclusions: **Building**
Fire Sprinkler:

Utilities

Restrictions: **Other - See Remarks - Zoned I-1 Light Industrial.**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

Public Remarks

7062 Square foot building that has been used for light industrial use and warehouse on 1.3 + or - acres will is a great opportunity for someone looking to start up or enlarge a business. Zoned for Light Industrial use. Just outside City Limits of Lenoir. City of Lenoir Zoning Department may determine type of business use. A survey will need to be done to split off this building from the rest of the property. Property being sold in As-Is Condition.

Agent Remarks

There is no power or water at this property. The wiring has been removed. Property is being sold in AS-IS Condition. A survey will need to be done to split off the building to 1.3 + or - acres. Contract should read a Portion of 2748366431. Tax value reflects all structures on the property. Buyer will need to check with the City of Lenoir for type of business they plan to operate at this property. City of Lenoir water located at NC Pinn2748366431. There is no sewer at this location.

Showing Instructions/Directions

Hwy 18 West toward Lenoir, Left on Fairview Drive, Go Straight at stop sign. Right on Oliver Lane. Drive into the complex and building is on the left.

List Agent/Office Information

DOM: **330**
Mkt Dt: **05/18/2022**
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Debra Trivette (cv70286)**
List Office: **RE/MAX A-Team (cv366)**
Buyer Agency: **3%**
Dual/Var: **No**
Web URL:

CDOM: **331**

Expire Dt: **04/27/2024**

DDP-End Dt:

List Agreemnt: **Exclusive Right To Sell**

Agent Phone: **828-292-1440**

Office Phone: **828-324-8326**

Transact Bkr: Bonus:

Seller Name: **Rocky Road Inc.**

Full Service: **Full Service**