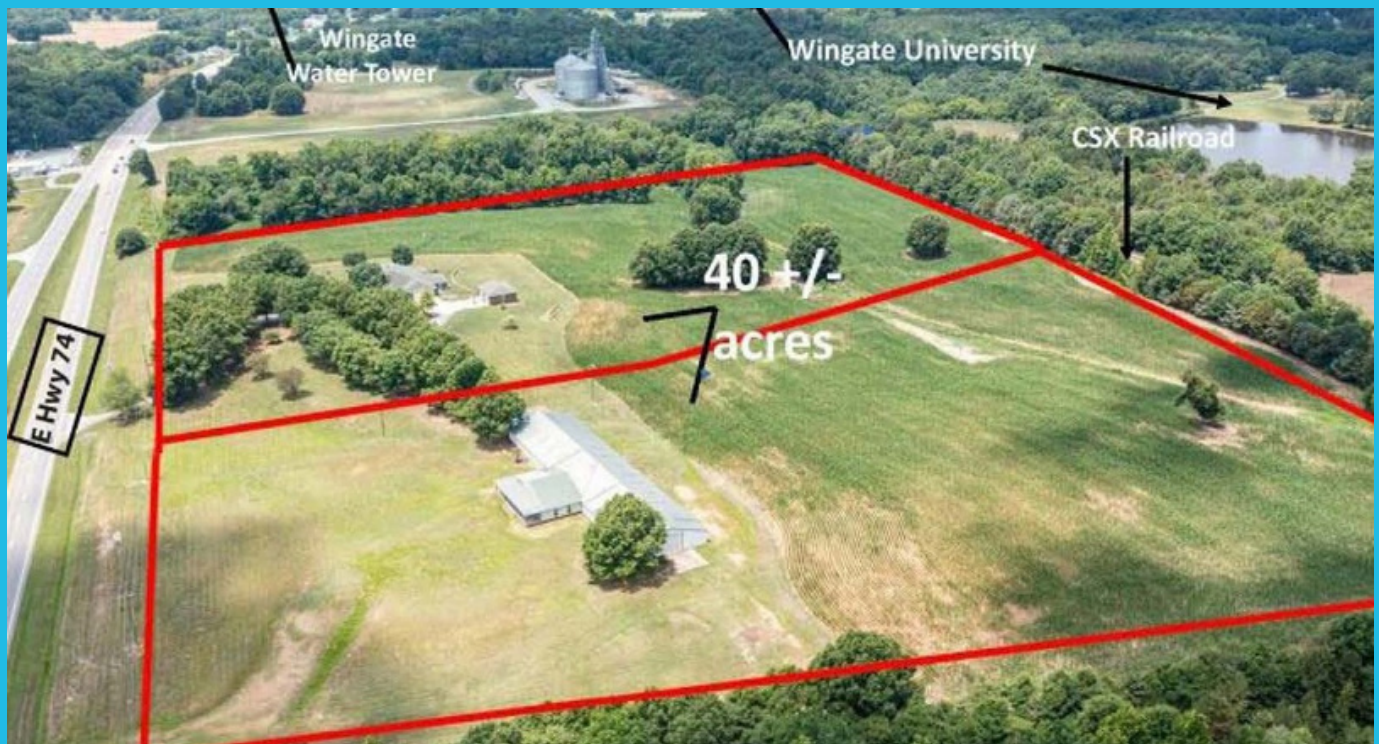




4809 US 74 WINGATE NC 28174

Property Features

- **OWNER FINANCING AVAILABLE**
- **2 Parcels 18.63 +/- & 21.47 +/- Acres (sold together or separate!)**
- Property borders Wingate University
- Located less than 1 mile from the Monore Expressway
- 1,600 +/- feet of road frontage on Hwy 74
- CSX Railway at the end rear of the property
- Zoned ETJ Wingate, Hwy Corridor, Lt. Industrial & Residential
- Located in Town of Wingate
- 14,000 +/- sqft Building
- 5,295 +/- sqft home with open floorplan, could be used as a clubhouse
- Electric provided by Duke Energy
- Water by Town of Marshville
- Currently septic with county sewer reportedly available across the street per UC water & sewer
- Natural gas by the City of Monroe
- Crop lease pays the taxes (lease is month-to-month, crops have 1-year of harvesting from date of purchase)

**Owner
Financing
Available**

PRICED AT: \$5,250,000



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