

2289 ST. PAULS CHURCH RD, NEWTON

MLS#: **4399233**
Status: **ACT**
Complex Name:

Category: **Commercial Sale**
Parcel ID: **372116845938**

County: **Catawba**
Deed Ref: **3890/1303**

City Tax Pd To: **Hickory**
Legal Desc: **PARCEL ID 372116845938 3.230 ACRES**
Acres: **3.23**

Tax Val: **\$725,900**
Zoning Spec: **IND, B-4**
Zoning Code:
OSN: **Canopy MLS**



General Information

Type: **Food Service**
Second Type: **Business, Special Purpose**
Sale/Lse Inc: **Building, Equipment, Fixtures, Land**
Documents:
In City: **Yes**
Restrictions: **N/A**
Rstrict Cmnts: **N/A**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1997**
Const Status:
Const Type: **Site Built**
of Bldgs: **1**
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: **8,743**
Max SF Avail: **8,743**
Min Lse#/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Prop Finance: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Road Front:

Lsd Consdr: **No**

Flood Pl:

Features

Fixtures Exclsn: **No**
Foundation: **Slab**
Accessibility: **2 or More Access Exits, Bath Roll-Under Sink, Handicap Parking**
Exterior Cover: **Brick Partial, Hard Stucco**
Road Surface: **Paved**
Security Feat: **Security System**
Utilities: **Electricity Connected, Natural Gas**

Basement Dtls: **No**
Fireplaces:
Construct Type: **Site Built**
Road Frontage: **State Road**
Patio/Porch: **Patio**
Inclusions: **Building, Equipment, Fixtures, Land**

Utilities

Sewer: **City Sewer**
Heat: **Forced Air, Heat Pump**
Restrictions: **N/A - N/A**

Water: **City Water**
Cool: **Central Air**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

Public Remarks

Exceptional commercial opportunity offering over 8,700 square feet of versatile space, zoned Industrial and designed for easy access with two street entrances ideal for patrons, event traffic, and large delivery trucks. Perfectly suited for a restaurant, event venue, or multi-use hospitality concept, the property features a full kitchen with all equipment conveying, walk-in coolers and freezer, prep areas, storage, office space, multiple dining and seating areas, a game room, and a cozy gathering room with fireplace. Brick accented walls, a wooden bar, wood beam ceiling, wall mural, three fireplaces, outdoor patio space, updated restrooms, and ample parking add character and functionality. Situated on 3.23 acres. Endless possibilities await in this incredible space!

Agent Remarks

*****Contact Co-List Agent, Christy Shepard with any questions or additional information 847-852-6994*** Former restaurant is being sold with equipment and fixtures. Billiard tables and televisions do not convey. No P&L statement available. No EMD to listing firm.**

The Joan Everett Company
110 N. Center Street, Suite 202, Hickory NC 28601
828-638-1666 | team@joaneverett.com