



# MULTI USE PROPERTY WITH ADU

164 New York Ave, Peachland, NC 28133

MLS #4363136

\$450,000

This rare 1.2-acre multi-use property, just 2 miles from Union County, offers exceptional investment potential with a one-owner full-brick ranch home that has been tastefully updated throughout. The main residence features a newly renovated kitchen with modern cabinetry, countertops, backsplash, and stainless-steel appliances, along with updated baths, spacious living areas, a brick-paver sunroom, abundant storage, and an oversized garage. A detached studio apartment with its own 2-car garage adds valuable flexibility for rental income, guest use, or on-site workspace. Grandfathered as residential but zoned Highway Business, the property opens the door to a wide range of commercial or mixed-use possibilities, making it an ideal opportunity for investors, entrepreneurs, or those seeking a live-work setup with room to expand. MLS commercial listing #4364961



**Pamela Ward**

Broker/REALTOR

C. 704.506.0493

pamelaward.com

pamela.ward@cbc Carolinas.com

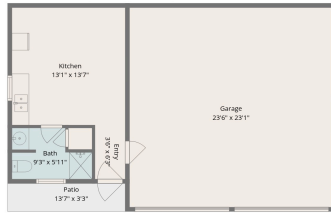
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**COLDWELL BANKER  
REALTY**



Detached studio apartment

1st Floor



Main Structure

Ground Floor

**Total GlA: 2525 sq. ft | Total: 4155 sq. ft**  
 Ground Floor: 2231 sq. ft (excluded Areas 1005 sq. Ft)  
 1st Floor: 294 sq. ft (excluded Areas 625 sq. Ft)

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Pamela Ward 704 506-0493  
 Broker/REALTOR®  
 3440 Toringdon Way, Suite 110  
 Charlotte, NC 28277

