

ERIC CLAY
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eclay@mecacommercial.com

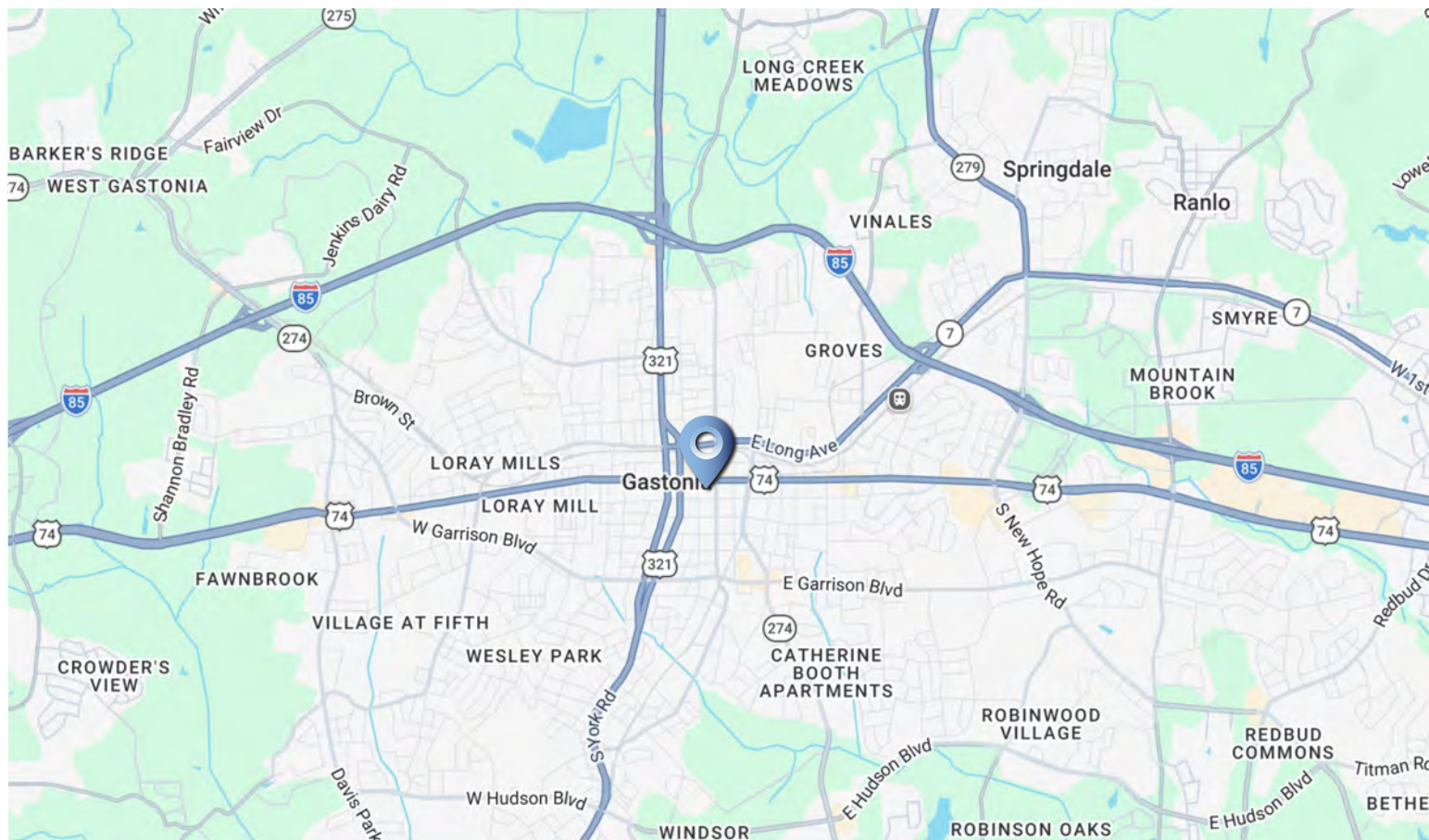


161 WEST FRANKLIN BOULEVARD | GASTONIA, NC

FOR SALE

OFFICE/FLEX SPACE

Office/flex warehouse located in Downtown Gastonia — in close proximity to restaurants, shops and the Conference Center. There are two separate structures located on the property — one is an office/retail shell and the other is a small warehouse with 3 roll up doors.



PROPERTY INFORMATION

AVAILABLE SPACE

- Building 1 - Office/Retail - 2,036 SF*
- Building 2 - Flex/Warehouse - 3,720 SF*

ACREAGE - .31 Acres*

ZONED - CBD

FEATURES

- Frontage on HWY 74
- Strong retail corridor

LIST PRICE

\$299,000

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MECA Commercial Real Estate

102 Main Street, Suite 110

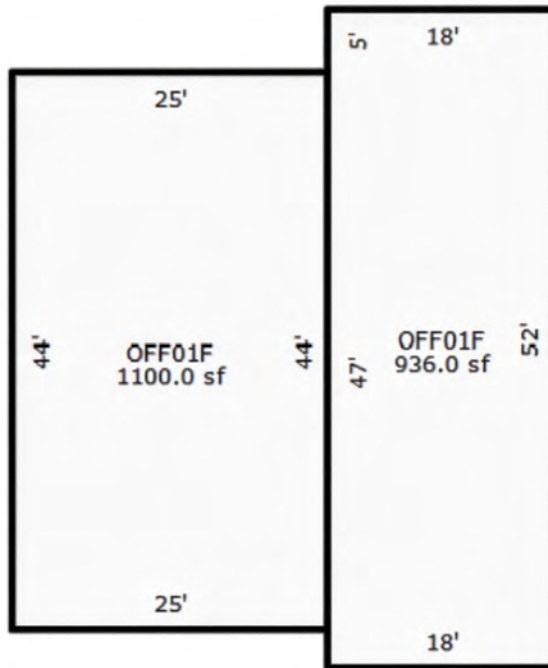
McAdenville, NC 28101

704 971 2000

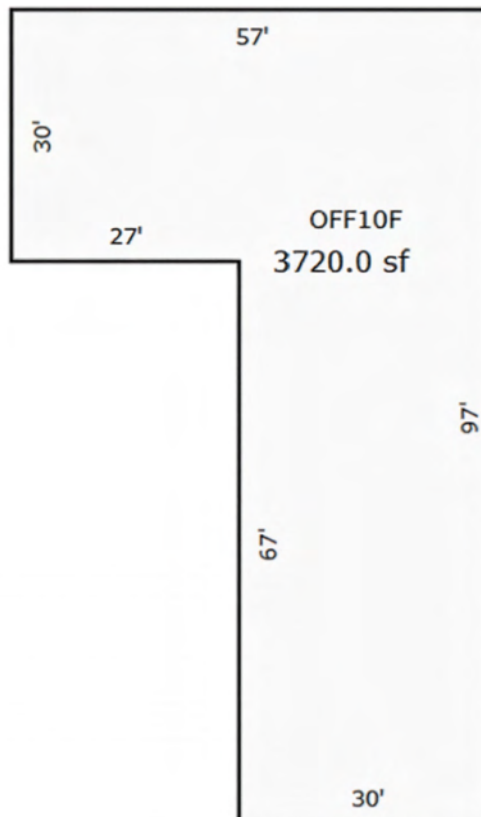


MECA
COMMERCIAL REAL ESTATE

Office/Retail
2,036 SF



Flex/Warehouse
3,720 SF



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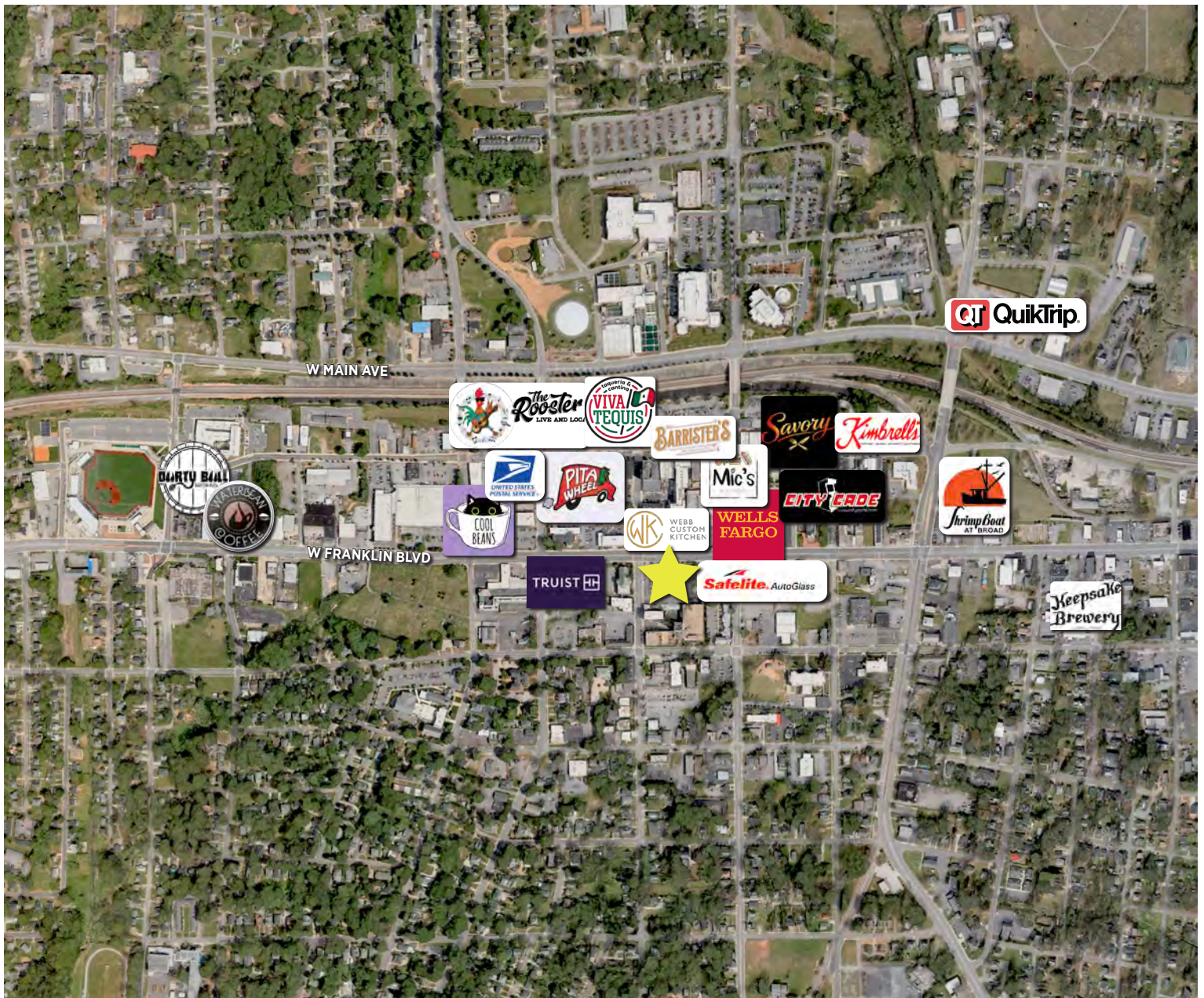
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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



MECA
COMMERCIAL REAL ESTATE