


100564263		24 S Ingold Avenue , Garland, NC 28441		Active	
Comm Sale or Lease				Current Price: \$375,000	
	City Limits:	Yes	SqFt - Heated (Primary):	7,000	
	County:	Sampson	Lot Dimensions:	see map	
	Location Type:	Mainland	Year Built:	1999	
	Marketing City:	Garland	Zoning:	Garland	
	Subdivision:	Not In Subdivision			
	Secondary Subdivision:	N/A			
	New Construction:	No			
	Garage:	N/A			
	Lot Acres:	0.63			
	Lot SqFt:	27,443			
Basement: None	Heating System Fuel Source: Electric; Other		Showing Instructions: Restricted Hours		
C & I Features: Drive In Door			Sale/Lease Includes: See Remarks		
Terms: Cash; Conventional			Business Type: Auto Related; Retail		
			Utilities: Sewer Available; Water Available		
Cobra Zone:	No	Deed Book:	1331	Plat Book:	n/a
		Deed Page:	627	Plat Page:	n/a
		PID:	1387.09-#016	Total Real Estate Property Taxes:	\$4,929.82
		Tax Identifier:	16070512006	Special Assessments:	none
				Tax Assessed Value:	\$423,160
				Tax Year:	2025

Marketing/Public Remarks: Prime commercial opportunity in the heart of Garland! Located on the highly visible corner of Garland with frontage along Hwy 701 and Hwy 411, this property offers exceptional exposure and high traffic counts, ideal for a wide range of business uses. The property features over 7,000 total square feet, including a 5,000 sq ft main building previously leased as a national retail space (former Family Dollar), offering an open layout suitable for retail, showroom, or warehouse use. An additional 2,000 sq ft shop area is currently utilized for garage and tire services and includes three garage doors, making it perfect for automotive, service-based businesses, or expansion opportunities. Situated on approximately 0.63 acres, the property provides ample parking and dual road frontage, enhancing accessibility and visibility for customers and deliveries alike. With its flexible layout, established commercial presence, and prime corner location, this property presents an excellent opportunity for investors or business owners looking to grow or relocate. Endless potential for retail, automotive, service, or mixed-use.

Legal: .63 ac and improvements

Sign on Property: Yes

Directions to Property: Hwy 701 to Garland. At corner of 411 and 701

Broker Owner:	No	Effective Date:	04/01/2026	Status:	Active
Seller Rep.:		Listing/Lease Price:	\$375,000		
Days on Market:	58	Prospect Exempt:	No		
Listing/Lease Price:	\$375,000	Sale/Lease:	Sale		
List Price/SqFt:	\$53.57	Stipulation of Sale:	Standard		

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