

FOR SALE

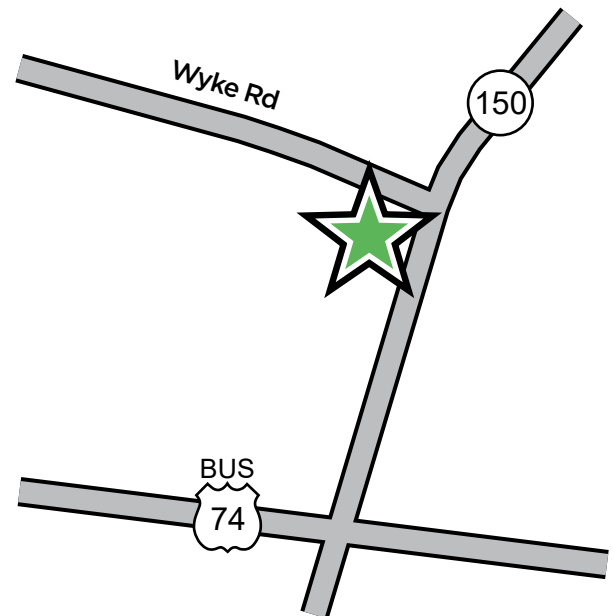


# 1198 WYKE ROAD

Shelby, North Carolina

## Medical Office Building in Opportunity Zone

- +/- 11,110 SF Retail Building on +/-1.02 Acres.
- Two-story medical office building containing 5,760 SF on 1st floor, 2,970 SF on 2nd floor, and a 1,440 SF finished, walk out basement.
- The first floor is built out for a medical clinic including 12 exam rooms with plumbing.
- Zoned RO
- Excellent location at the corner of Wyke Road and Highway 150.
- 46 Parking spaces (2.92 Spaces per 1,000 SF).
- Sale Price: \$900,000



221-1 S. Lafayette St  
Shelby, NC 28150  
980.404.1111

**Spencer Borders**

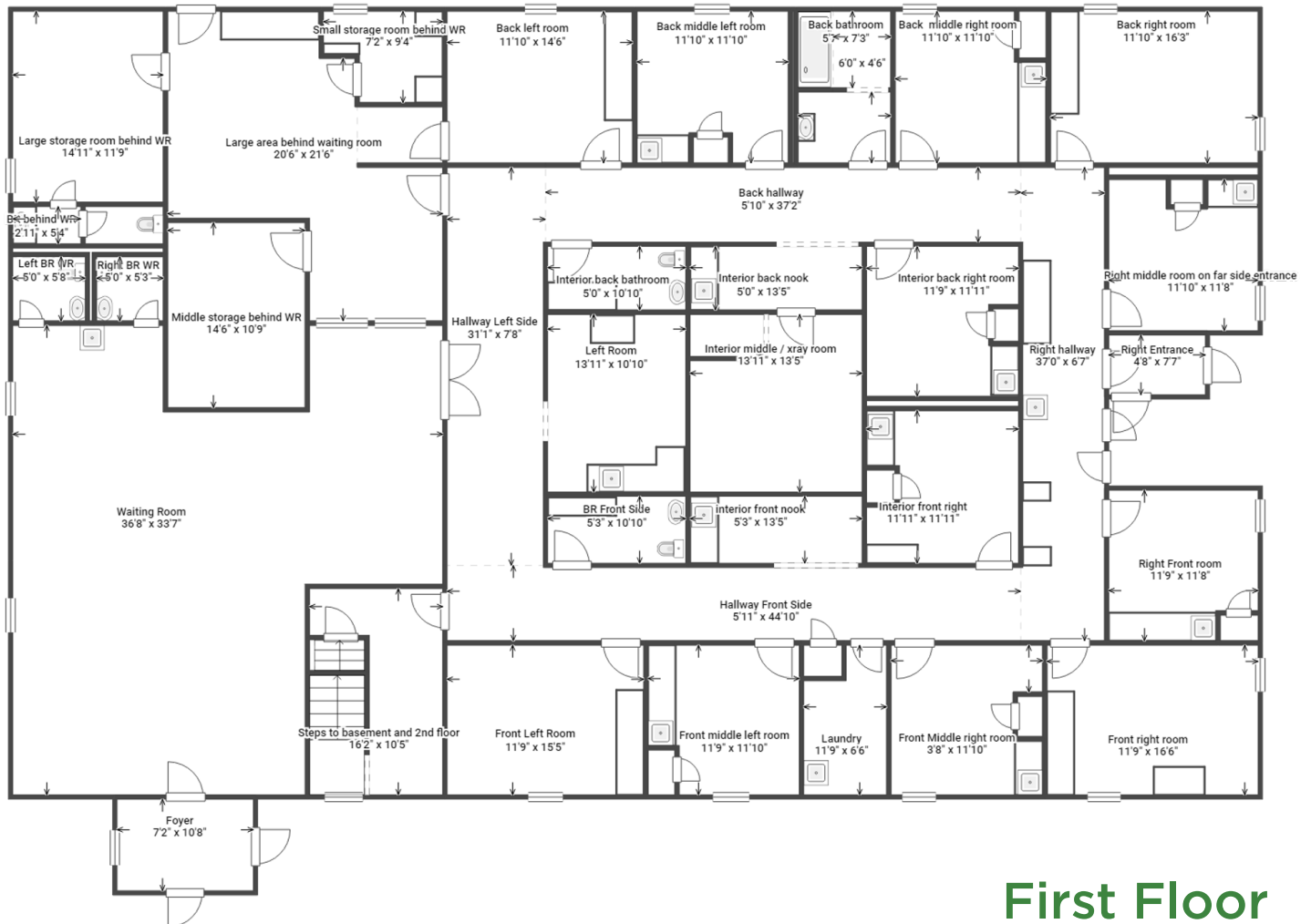
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First Floor



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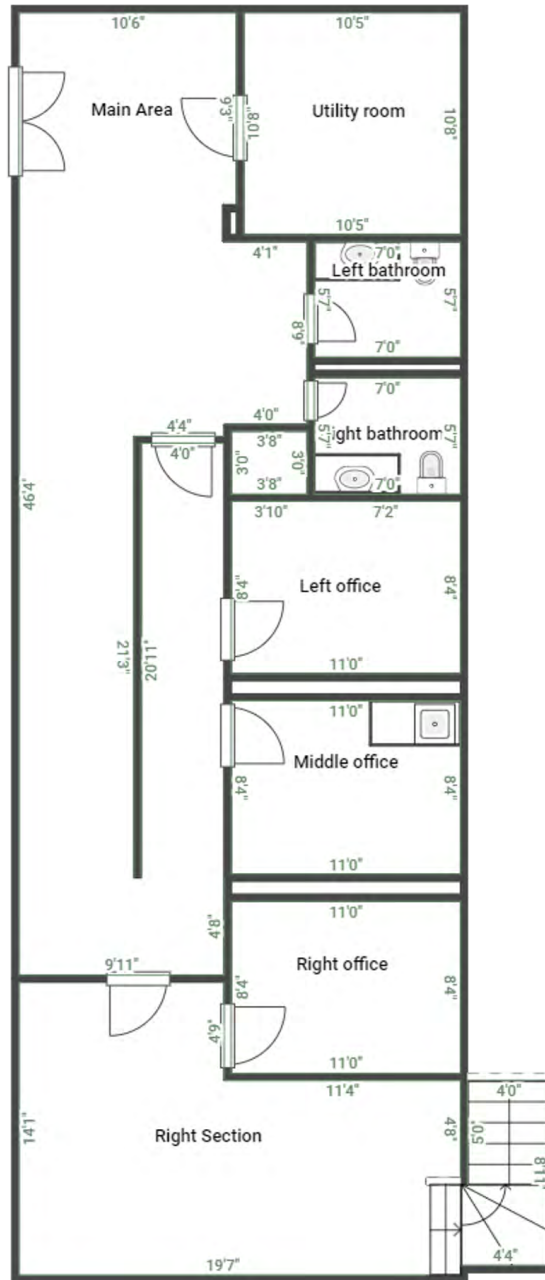
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# 1198 WYKE ROAD

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**Basement**



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