



218 SOUTH RAILROAD AVENUE | KINGS MOUNTAIN, NC

**FOR  
SALE**

**2nd Generation Restaurant +  
Mixed Use Investment Opportunity**

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This extensively renovated property at 218 S. Railroad Avenue offers a rare opportunity to acquire a modernized, mixed-use asset in the heart of Kings Mountain. Fully-gutted and rebuilt in 2024, the first floor is a turnkey, fully equipped second-generation restaurant with significant investment in infrastructure, equipment and entertainment features already in place. Above, the second floor is framed and prepped for four residential units, with major systems installed and plans available — positioning a new owner to complete the build-out and unlock additional income.

**This is a compelling opportunity combining a ready-to-go commercial space with meaningful value-add potential.**

- PID #7845 on Cleveland County GIS
- 10,000 square feet\*

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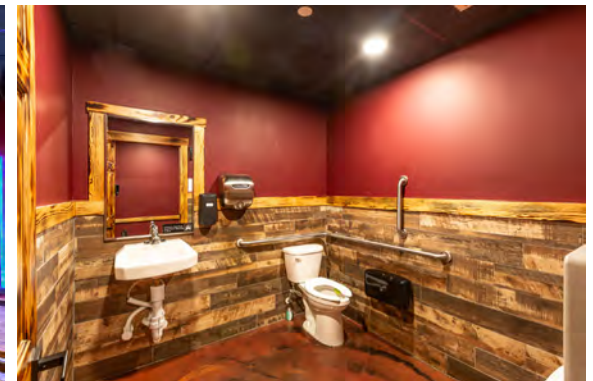
SALE PRICE  
**\$1,600,000**

# COMPLETE BUILDING OVERHAUL

- Fully gutted with all structural and non-structural framing completed
- Permitted through the City of Kings Mountain
- All new electrical service into the building, including new wiring and panels
- All new plumbing, including new water main and full connection to city sewer
- \$250,000 fire sprinkler system installed
- New fire alarm system with hardwired smoke and carbon monoxide detectors on both floors
- New ADT security system
- ADA compliant
- Two new 10-ton Trane electric HVAC units
- New commercial storefront with aluminum framing and double insulated glass panels
- New stucco exterior
- Roof replaced in 2017 with a durable Duro-Last flat roof system
- Structural framing completed for two elevated rear decks overlooking Patriots Park (or potential solar installation!)

## TURNKEY RESTAURANT – FIRST FLOOR

- The first floor is fully built out and operational, offering a true turnkey, second-generation restaurant opportunity. In operation since 2024, the space is already functioning as a high-energy venue—allowing a new owner to step in with minimal downtime and immediate revenue potential.
- Grease trap installed in crawl space, suitable for restaurant use
- Sale includes kitchen equipment valued at approximately \$100,000
- Two walk-in freezers
- Beer wall system installed
- Three axe throwing lanes already built out
- Tables, chairs, and dining furnishings included

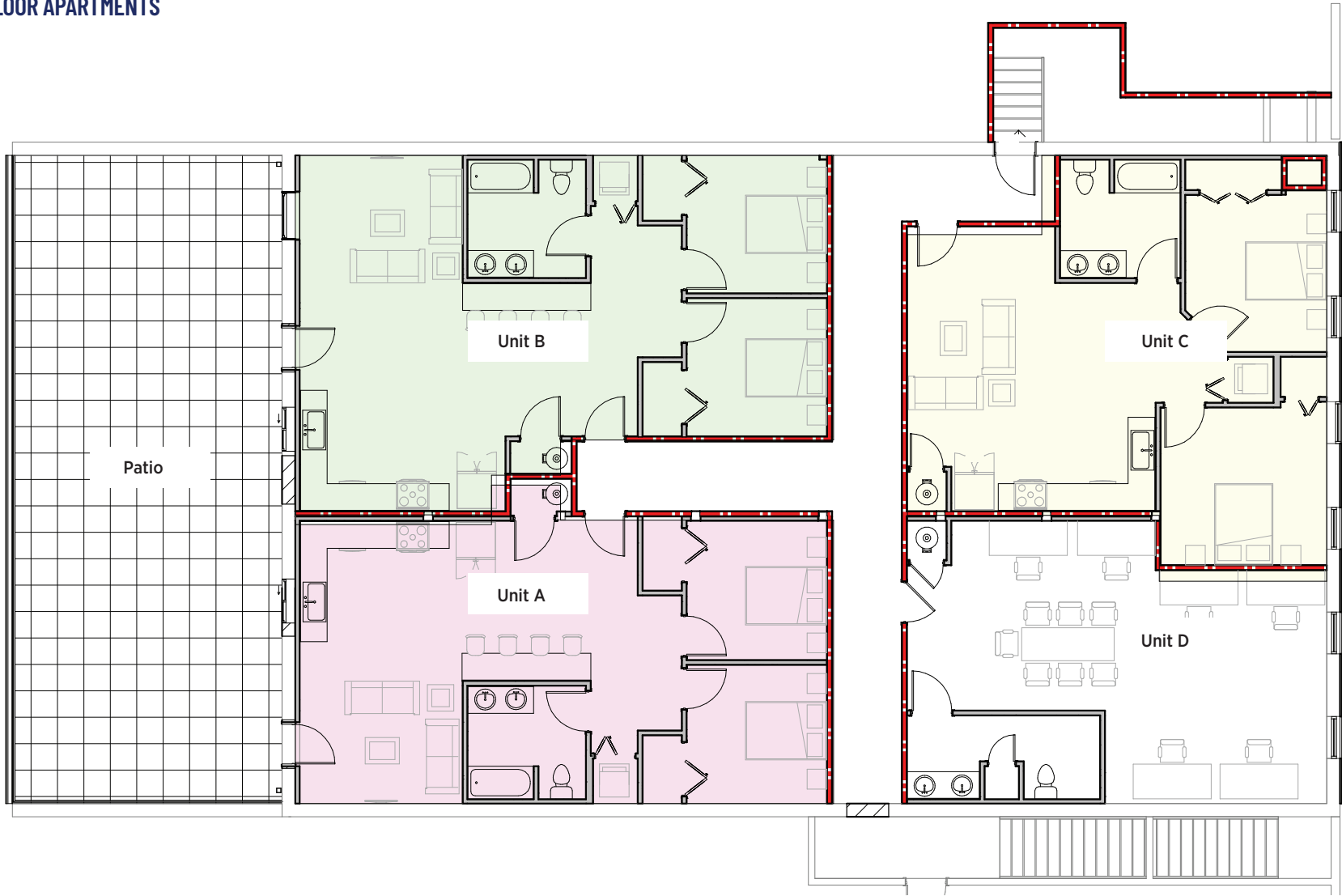




## SECOND FLOOR APARTMENTS VALUE-ADD OPPORTUNITY

- The second floor is not yet completed but has been extensively prepared for four residential units. Major infrastructure is already in place, allowing a new owner to efficiently complete the build-out and unlock significant additional income. Plans for the apartment layout are available.
- Four apartment units fully framed in
- New aluminum-clad windows installed on the front façade (wood interior)
- Separate electrical panels and exterior meter boxes installed for each unit
- Plumbing rough-ins completed to each unit
- Shower and tub bodies already installed
- Hot water heaters on site with piping in place, ready for final installation
- Sheetrock & tile on site
- Fire sprinkler system ready for final head installation
- Dual staircase access enhances functionality & safety

## SECOND FLOOR APARTMENTS



Kings Mountain is on the verge of significant growth, driven by a wave of major developments and regional investment that are reshaping the area. Anchored by the \$1 billion Catawba Two Kings Casino, set for its next phase grand opening in April 2026 — this project alone is expected to generate thousands of jobs while drawing substantial regional traffic, with a recent traffic study citing approximately 50,000 daily visits to Kings Mountain tied to the casino's impact. This level of activity is rapidly transforming the local economy and positioning the city as a rising destination for entertainment, dining, and retail.

Beyond the casino, a surge of development is bringing both new residential communities and single-family housing to the area, fueling population growth and increasing demand for local services. Major employers such as Walmart, with its large-scale distribution investment, and Albemarle Corporation's lithium project further reinforce the area's long-term economic momentum. Located just 30–35 minutes from Charlotte along the I-85 corridor, Kings Mountain offers strong regional connectivity while maintaining a smaller-market feel. Notably, newer furnished apartment units in the area are achieving rents approaching \$2,000 per month—largely driven by a current shortage of available housing—highlighting the strong demand and upside potential for additional residential product in the market.



THE NEW CATAWBA  
TWO KINGS CASINO



Nestled in the foothills of the beautiful North Carolina Piedmont, Kings Mountain is rapidly emerging as a prime destination for both residents and investors. Known for its rich history and small-town charm, this vibrant community is experiencing a wave of exciting growth and development, making it the perfect place to live, work, and play.





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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

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