

INVESTMENT/FLEX SPACE FOR SALE IN CONOVER

3210 16TH AVENUE SE CONOVER, NC 28613



COMMERCIAL FIRST



AERIAL



DETAILS

SPECIFICATIONS

Price:	REDUCED! \$699,000
SF:	Main Level 5,109 - SF / Lower Level - 5,016 SF
Acres:	1.05 +/-
Zoning:	C-3
Year Built:	1984

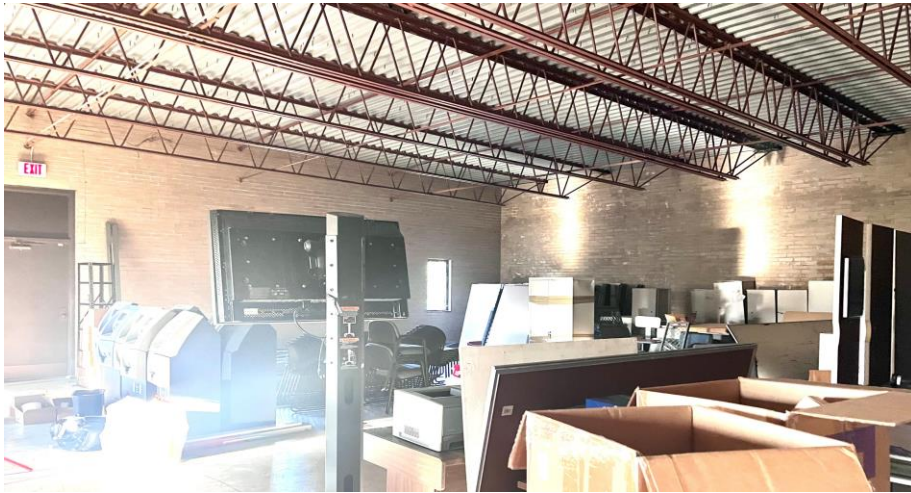
Investment opportunity with additional space for an owner user or to be leased! Flex building located just off I-40 in Conover with tenant currently paying \$4,000/month NNN. Building has a new roof (installed in 2022 with a 30-year warranty). City of Hickory water, sewer, and trash pick up. Two drive-in doors and one dock door. Ceiling height is 11'clear.

DEMOGRAPHICS

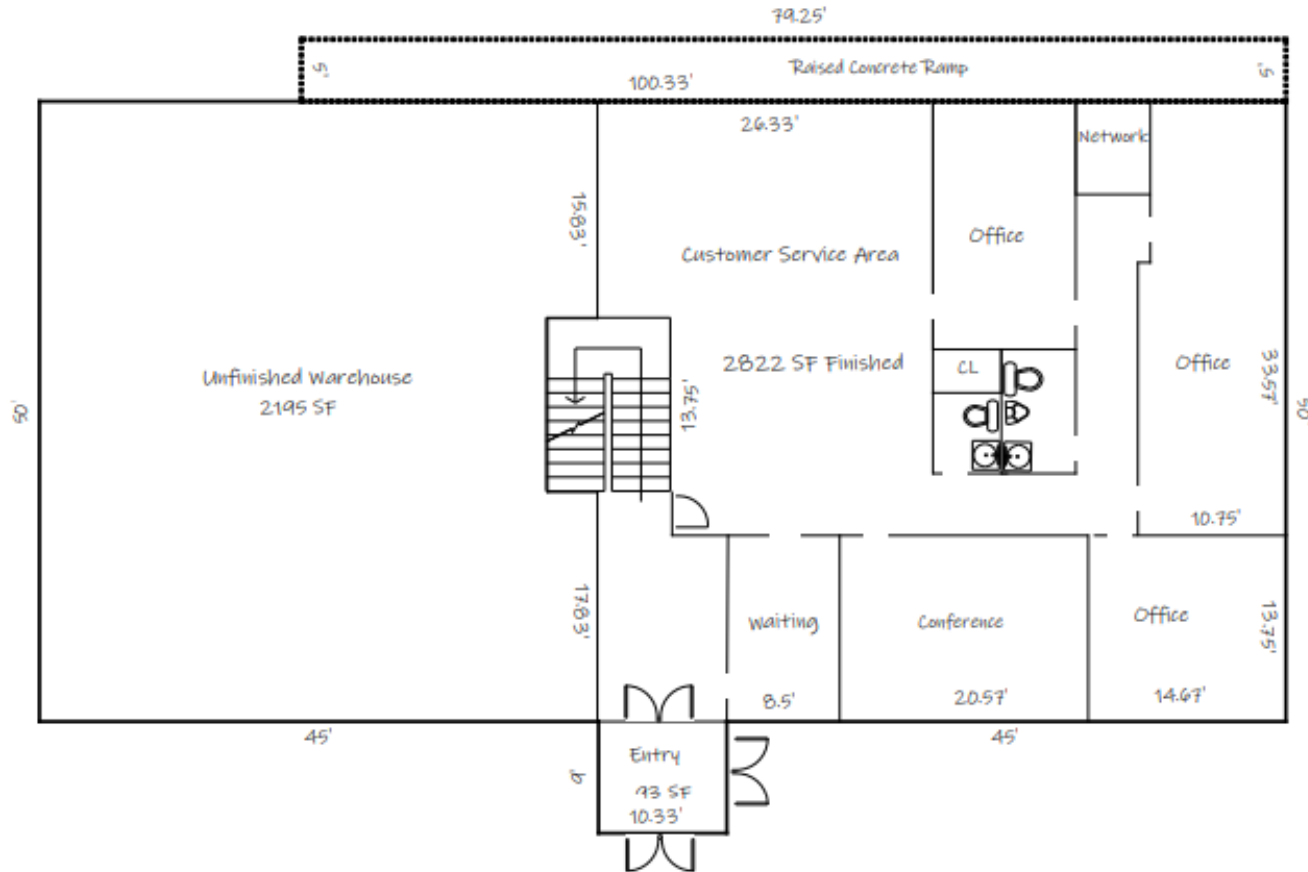
RADIUS	1 MILE	3 MILE	5 MILE
Total Population	7,281	36,777	72,484
Total Household	2,878	15,948	30,186
Median Household Income	\$47,164	\$57,096	\$65,226
Total Employees	11,305	39,206	52,803



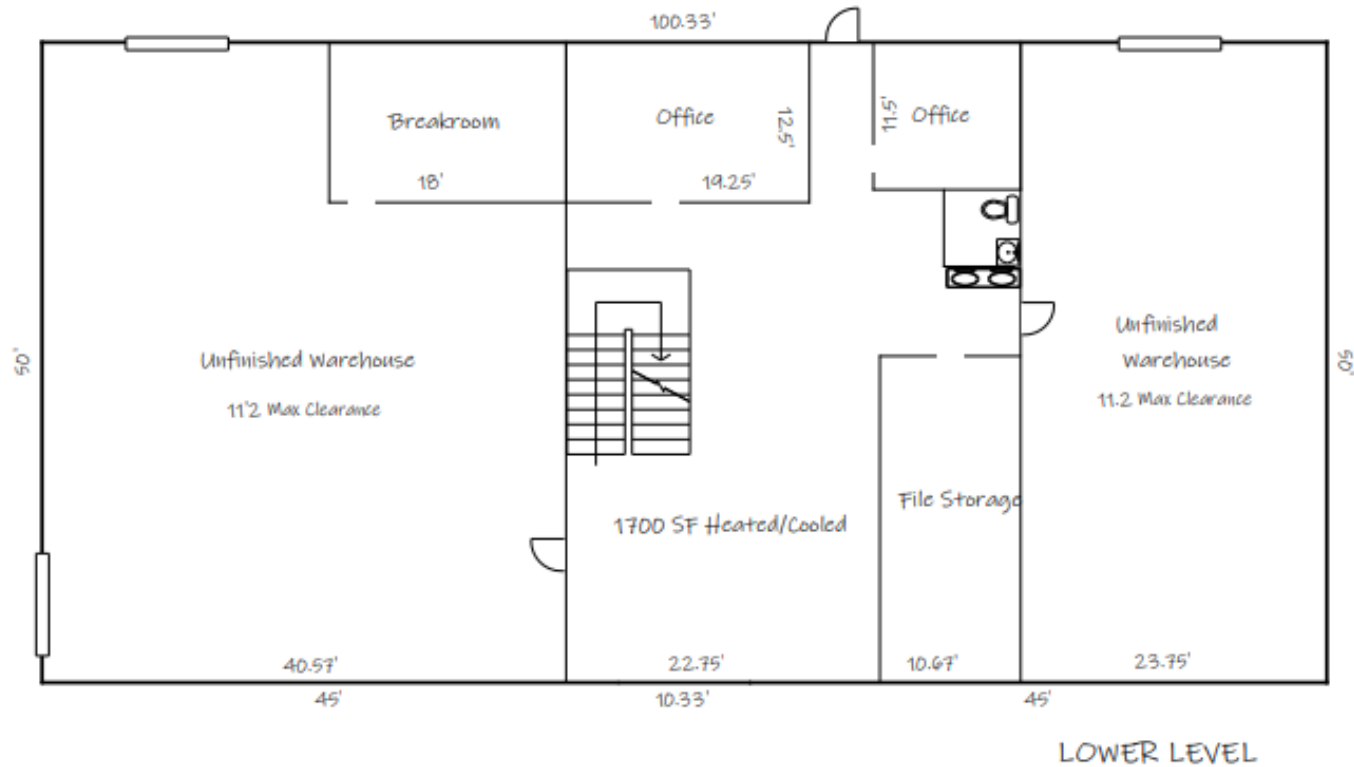
PICTURES



MAIN LEVEL - 5,109 SF



LOWER LEVEL - 5,016 SF





FOR MORE INFORMATION:

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