

INVESTMENT PROPERTY AVAILABLE
118 3RD AVENUE NW HICKORY, NC 28601



AERIAL



SALT
BLOCK
FOUNDATION

FRYE REGIONAL
MEDICAL CENTER
A Duke LifePoint Hospital

Bass Smith
Funeral Home

First Security
Insurance
Since 1888

HICKORY, NC
FIRST PRESBYTERIAN

BANK OF AMERICA

LE GRANDE
SINCE 1847

TRUIST

3rd Avenue NW

2nd Avenue NW

DETAILS

SPECIFICATIONS

Price:	\$599,000 (Reduced!)
Lease:	\$1,975/month (lower level only - 1,300 +/- SF)
SF:	4,436 +/- (total building)
Acres:	.32 +/-
Zoning:	OI
Year Built:	1924

Amazing opportunity to own a beautiful office building in Downtown Hickory! Located just across the street from First Presbyterian Church within walking distance of Union Square, dining, and shopping. The building was built in 1924 and has so much character and charm. Plenty of PARKING with 14 spaces in the rear parking lot. Each level has its own entrance lending itself to leasing opportunities for additional income. Please call to schedule showings. Do not disturb Tenants.

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



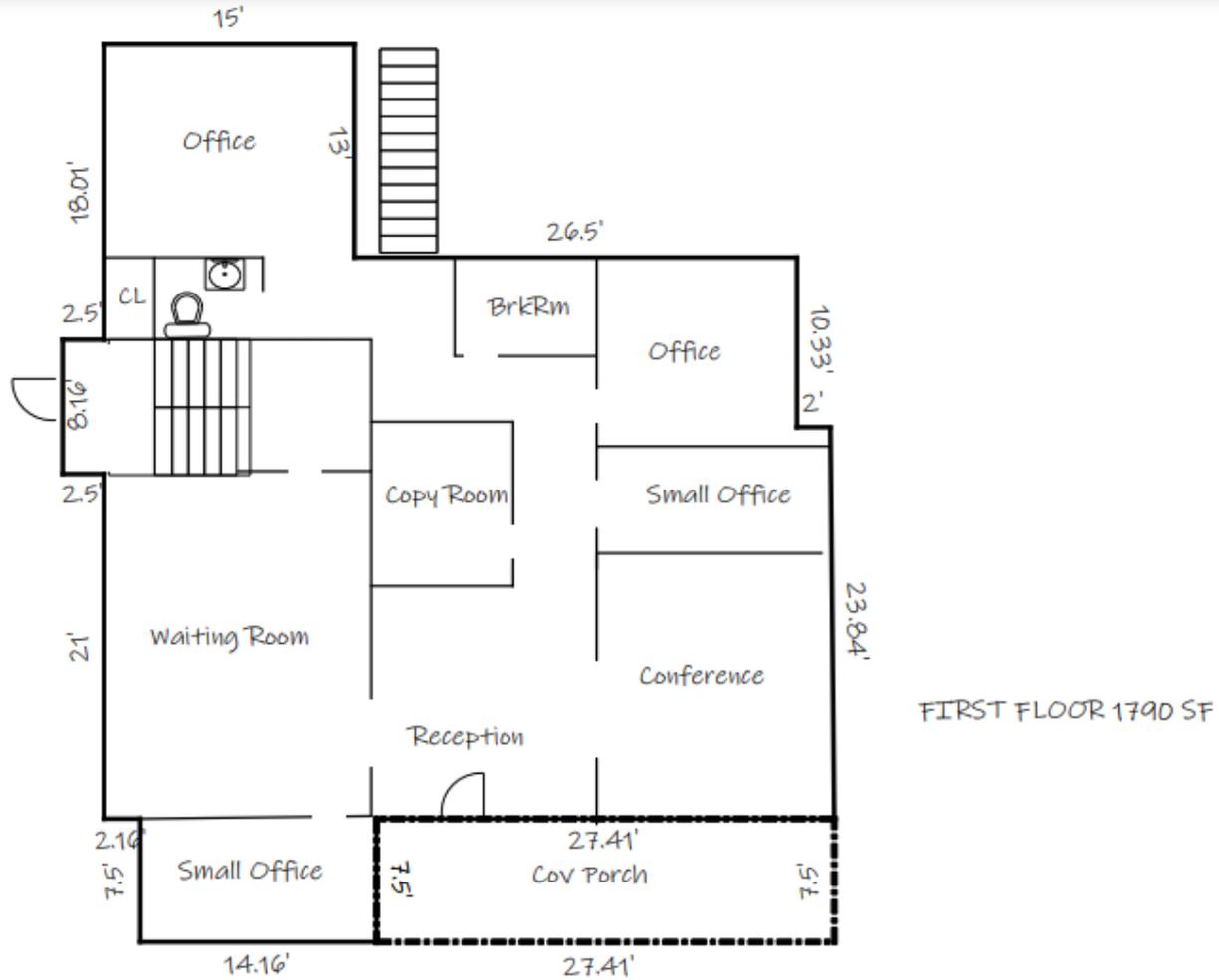
PICTURES



PICTURES

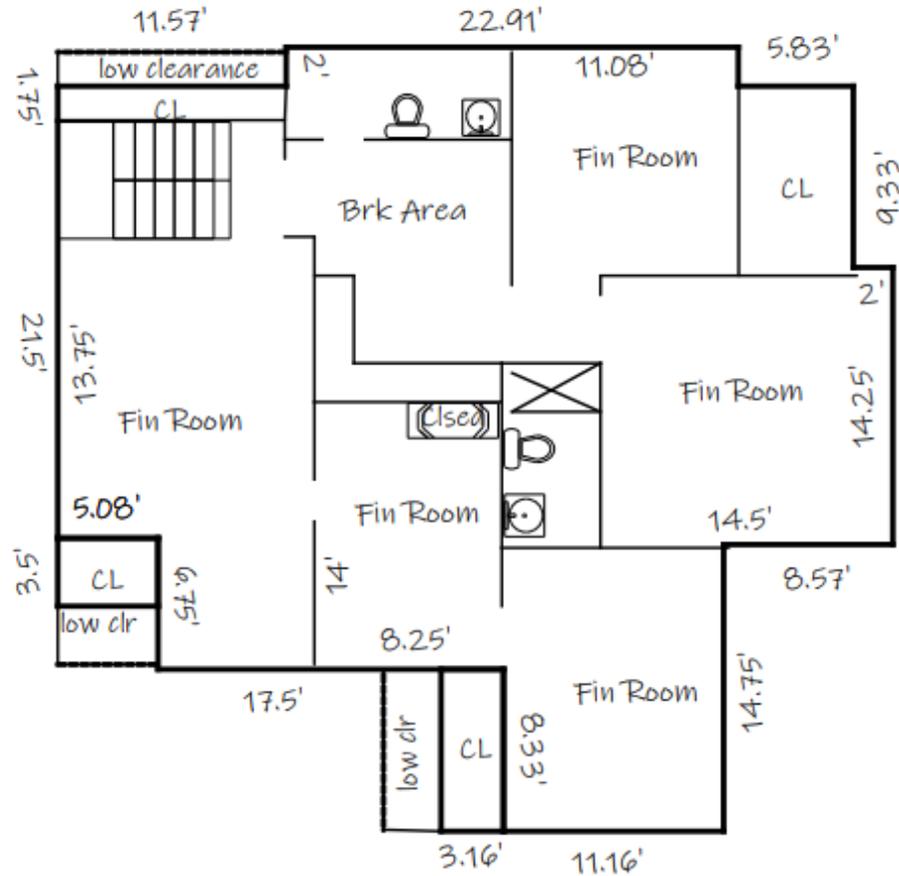


FIRST FLOOR - 1,790 SF

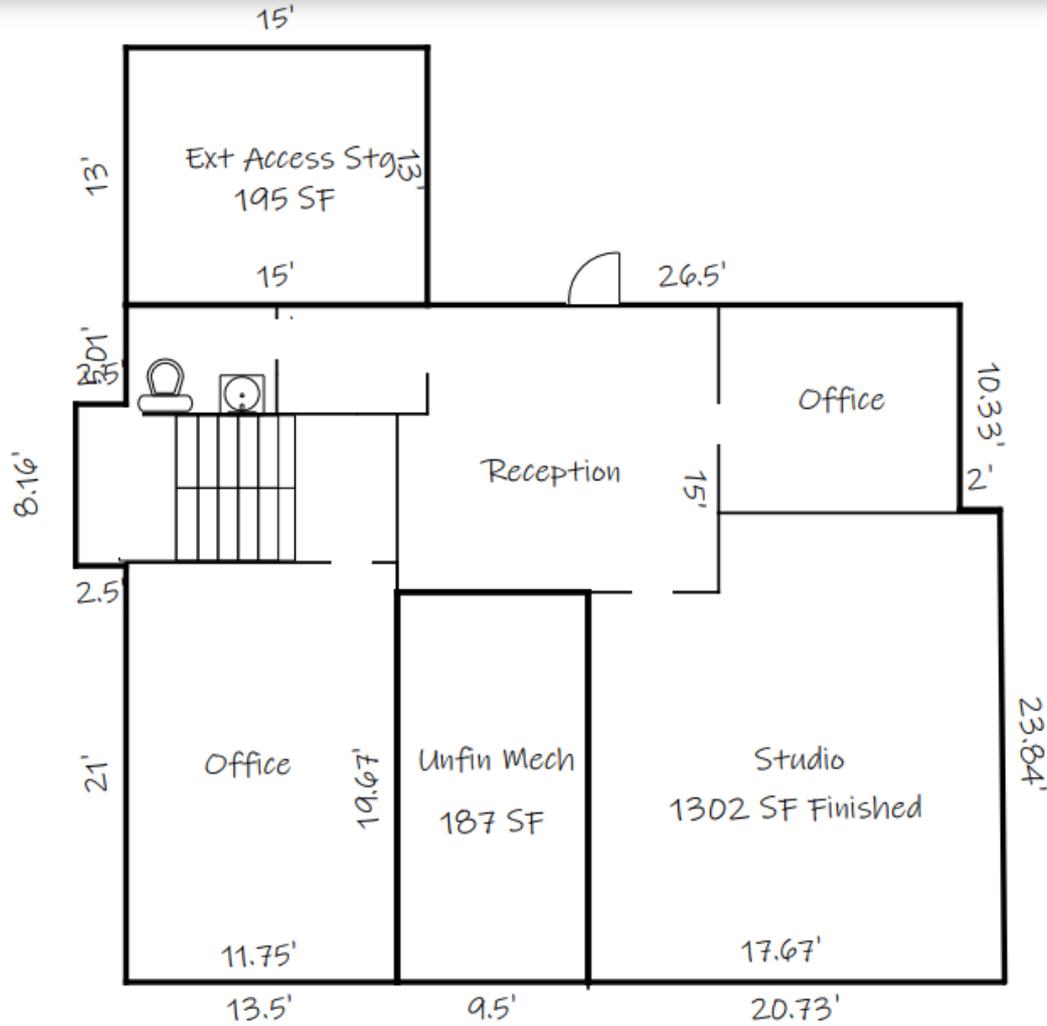


SECOND FLOOR - 1,344 SF

SECOND FLOOR
1344 SF



LOWER LEVEL - 1,302 SF



MARKET OVERVIEW

HICKORY, NC

Hickory is for doers and makers seeking a well-rounded community. Our city is a three-time All-American City and the regional hub of a metropolitan area of 365,376 people. Hickory and the metro area have strong transportation, utility, higher education, cultural, and workforce development networks that have produced a robust manufacturing base and extensive medical, retail, service, and residential development.





**FOR MORE
INFORMATION:**

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