

# MULTI BUILDING SALE ON SPRINGS ROAD

3506 SPRINGS ROAD NE HICKORY, NC 28601



# AERIAL



Hickory Springs  
New townhome Community

Cedar Hollow  
164 + new home development



COMMERCIAL FIRST



# DETAILS

## SPECIFICATIONS

Price: \$599,900

Acres: 2.23 +/-

Zoning: HC

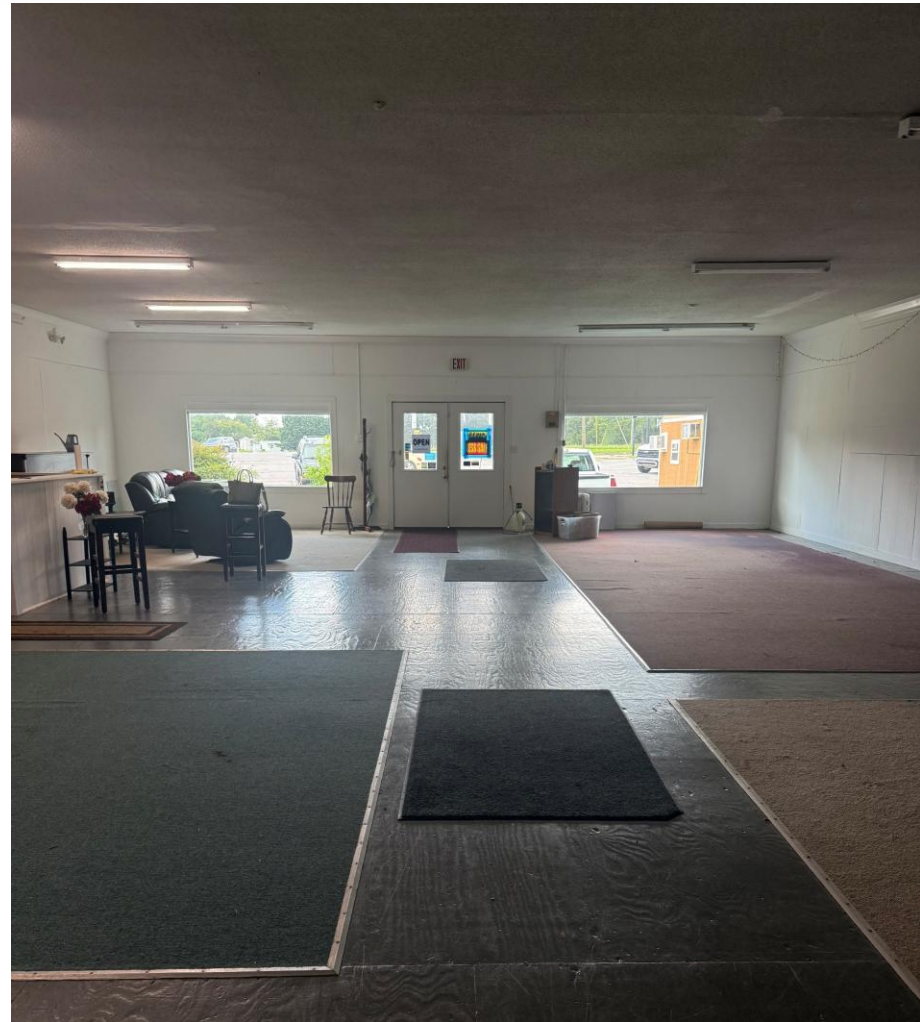
Excellent investment or owner-user opportunity located on highly traveled Springs Road near St. Stephens High School and surrounded by a growing residential community with more than 380 units being built within less than a quarter mile. The property features **three versatile buildings, excellent parking, and multiple potential income streams.**

The two-story main building offers flexible retail or service space, mini-split cooling, a metal roof, a basement with two garage doors, and storage built on the side. The second building was previously used as a small walk-up restaurant and includes a kitchen with a three-bay sink. The third building offers storage with roll-up doors and could be ideal for a plant shop, produce stand, or other specialty use. The adjoining .46 acre lot is included in the sell of the property.

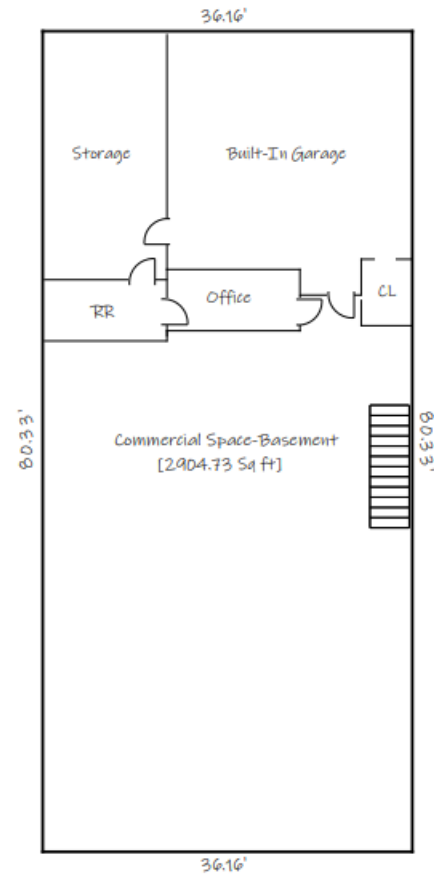
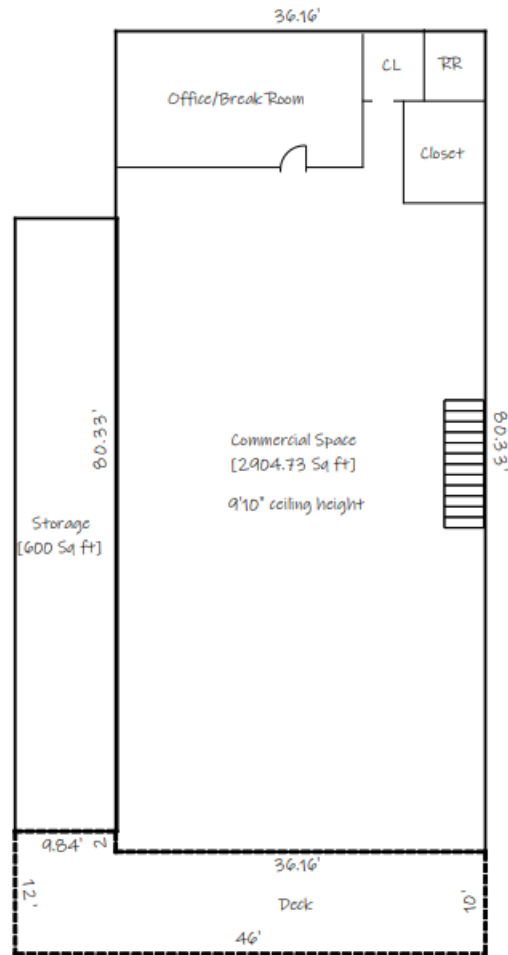
A unique opportunity with excellent visibility, flexibility, and income-producing potential. Property is served by **City of Hickory water and has large capacity septic system.**



# MAIN BUILDING



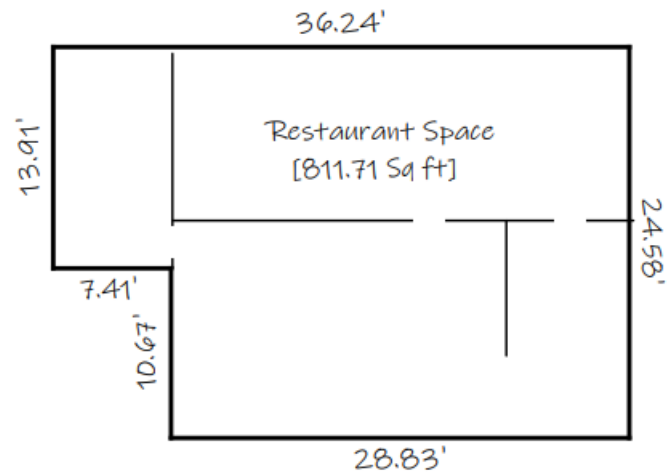
# MAIN BUILDING FLOOR PLAN



# FORMER RESTAURANT AND STORAGE BUILDING



# RESTAURANT SPACE AND STORAGE BUILDING





## **FOR MORE INFORMATION:**

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