INVESTMENT DUPLEX WITH FUTURE COMMERCIAL POTENTIAL

1921 24 STREET NE HICKORY, NC 28601



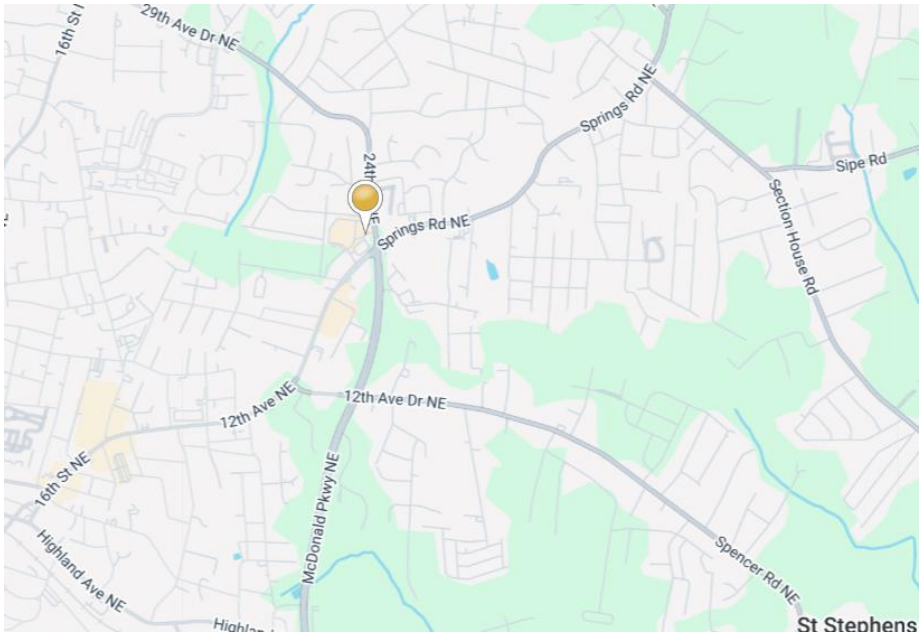
AERIAL


Springs Road NE
Arby's
Walmart
Neighborhood Market
SHEETZ
STARBUCKS COFFEE
19th Avenue NE
24th Street NE

DETAILS

SPECIFICATIONS

Sales Price:	$239,000
Year Built:	1965
SF:	1,700 +/- SF
Acres:	.40+/-
Zoning:	CC-1



Currently rented duplex located in a rapidly growing corridor of Hickory, North Carolina near Springs Road, next to Walmart Neighborhood Market, Sheetz, Starbucks, Walgreens, and other expanding retail and service amenities. This area continues to experience strong residential and commercial growth, making it attractive for both income investors and long-term redevelopment buyers. The property is zoned CC-1, which allows for a range of commercial uses. Conversion to commercial use would require additional steps and consultation with the City of Hickory. The site is projected to be impacted by future DOT road widening; however, no finalized maps are currently available. Consult with DOT for further details

The duplex consists of two identical units, each featuring:

- 2 bedrooms
- 1 bathroom
- Living room
- Kitchen

Additional property details include:

- City water and sewer
- Roof approximately 10 years old
- Baseboard heating
- Window AC units
- Currently income-producing

This property offers immediate rental income with long-term upside in a high-visibility, growth corridor. Suitable for investors seeking stable cash flow today with future commercial redevelopment potential.



COMMERCIAL FIRST

FOR MORE INFORMATION:

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