

FOR SALE (REDUCED)
191 West Plaza Drive (Hwy 150)
Can Be Delivered Vacant or With Tenants



PRICE:	\$3,695,000	TAX RECORDS REFLECT SQUARE FOOTAGE AS:	22,861 +/- sf total 12,380+/- sf first level 10,081+/-sf second level 400+/-sf patio
TAX RECORDS REFLECT ACREAGE AS:	5.04+/-	ZONING:	HB (Highway Business, Town of Mooresville)
CITY:	Mooresville	TAX ID	4657-14-7618,4657-14-8498
COUNTY:	Iredell	ROOF:	2002 phase 1, 2004 phase 2, single ply
AREA:	Mooresville	FENCING:	Yes
YEAR BUILT:	2002	SPRINKLERS:	Yes
PARKING:	Ample	FLOORS:	2
DOCK/DRIVE-IN:	n/a	HVAC:	All roof units. One not Trane replaced app. 3 years ago. All others original.
CEILING HEIGHT:	28'8" to top of parapet	ELECTRICAL:	3 phase - 206y/120 from Duke Energy
ENVIRONMENTAL:	See website (questionnaire only)	EXPENSES:	Electric app. \$3,500 +/- mth Taxes app. \$34,000 +/- year Water/sewer gym app. \$500/mth, Chiropractor offices app. \$250/mth
UTILITY PROVIDERS:	Water/Sewer City of Mooresville, Power - Duke Energy, Gas- PSNC		
COMMENTS:	-DOT has notified seller of HWY 150 widening right of way purchase. -Tenants chiropractic office and gym -West Plaza Drive state maintained		



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