

**REDUCED**

# FOR SALE

## 12095 University City Blvd (Hwy 49)



**PRICE:** \$1,175,000

**PLAN REFLECTS**

**BUILDING SF AS:** Living Area 2,516+/-sf  
Non-Living Area 1,962 +/-sf (office 453+/-sf,  
rental house 923+/-sf, house+/-1,140 sf)

**CITY:** Harrisburg

**COUNTY:** Cabarrus

**AREA:** Town of Harrisburg

**ZONING:** GC (General Commercial)

**FLOORS:** 1

**FENCING:** No

**SPRINKLERS:** No

**PARKING:** Ample

**ENVIRONMENTAL:** None Available

**ZONING RESOURCES:**

-[UDO](#) (adopted August 2021) page 23 table  
140.02.02-2)

-[UDO](#) (repealed August 9, 2021) page 4-3

-[Official Zoning Map \(August 9, 2021\)](#)

**SURVEY REFLECTS**

**ACREAGE AS:** .952+/-

141+/- ft frontage (adjacent acreage and frontage available,  
call or email to inquire)

**TAX PARCEL ID:** 1 parcel #4597-84-5206.0000

**YEAR BUILT:** 1900 to 1983

**ROADS:** State maintained

**ROOF:** 2008 House, 2010 Rental

**HVAC:** 2013 house, 2020 rental

**UTILITY PROVIDERS:**

Water/Sewer – Town of Harrisburg, Power - Duke  
Energy, No Gas

**COMMENTS:**

-Caldwell Rd Possible Extension [Feasibility Study](#) and  
[Harrisburg Community Transportation Plan](#)

-Rental house address 12085, \$1,900 per month income, short  
term lease, well served, 2020 new HVAC and 2010 new roof

-[Highway 49 Corridor Plan](#)

**BERTOLINA**

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