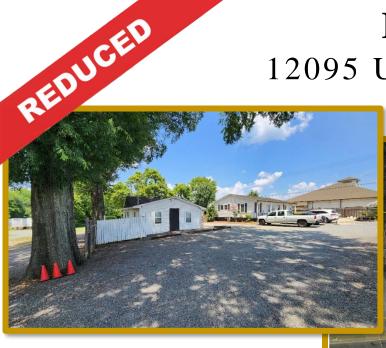
FOR SALE

12095 University City Blvd

(Hwy 49)





PRICE: \$1,150,000

PLAN REFLECTS

BUILDING SF AS: Facility Area 2,516+/-sf Functional 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:

-<u>UDO</u> (adopted August 2021) page 23 table 140.02.02-2)

-<u>UDO</u> (repealed August 9, 2021) page 4-3 -Official Zoning Map (August 9, 2021) SURVEY REFLECTS

ACREAGE AS: .952+/-

141+/- ft frontage

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

YEAR BUILT: 1900 to 1983

ROADS: State maintained

ROOF: House 2008, Rental Partial Replacement 2024

HVAC: House 2013, Rental 2020

UTILITY PROVIDERS:

Water/Sewer – Town of Harrisburg (Well also on Property)

Power - Duke Energy, No Gas

COMMENTS:

-Caldwell Rd Possible Extension <u>Feasibility Study</u> 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
- -Property conditions subject to verification by interested parties.



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Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.