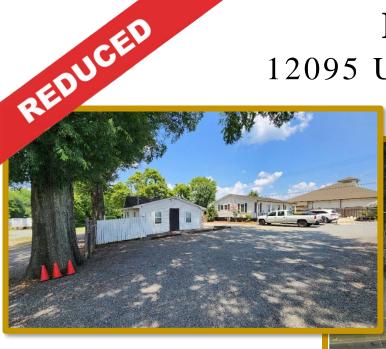
## FOR SALE

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 (repealed August 9, 2021) page 4-3 -Official Zoning Map (August 9, 2021) SURVEY REFLECTS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.



Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc. 1850 East Third St., Suite 310, Charlotte, North Carolina 28204 (704) 333-9881 | www.BertolinaCRESI.com | IB@BertolinaCRESI.com

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.