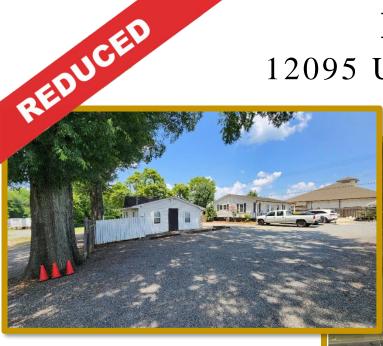
FOR SALE 12095 University City Blvd (Hwy 49)





PRICE: \$1,000,000

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ZONING RESOURCES: -UDO (adopted August 2021) page 23 table 140.02.02-2) -UDO (repealed August 9, 2021) page 4-3 -Official Zoning Map (August 9, 2021)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

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 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

-Property conditions subject to verification by interested parties.



raial real estate services

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