

REDUCED

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-[UDO](#) (repealed August 9, 2021) page 4-3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

BERTOLINA

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