

FOR SALE - OFFICE BUILDING

16 N Trade Street, Tryon, NC 28782

Sale Price: \$499,000



7,546 SF | 3 STORIES | 0.08 AC

CONTACTS

State Broker:

BRIAN BROCKMAN

License: #298998

Bang Realty-North Carolina Inc

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HOLLIE BETHMANN

BellCornerstone

315.476.7112

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PROPERTY OVERVIEW

16 N Trade Street, Tryon, NC 28782

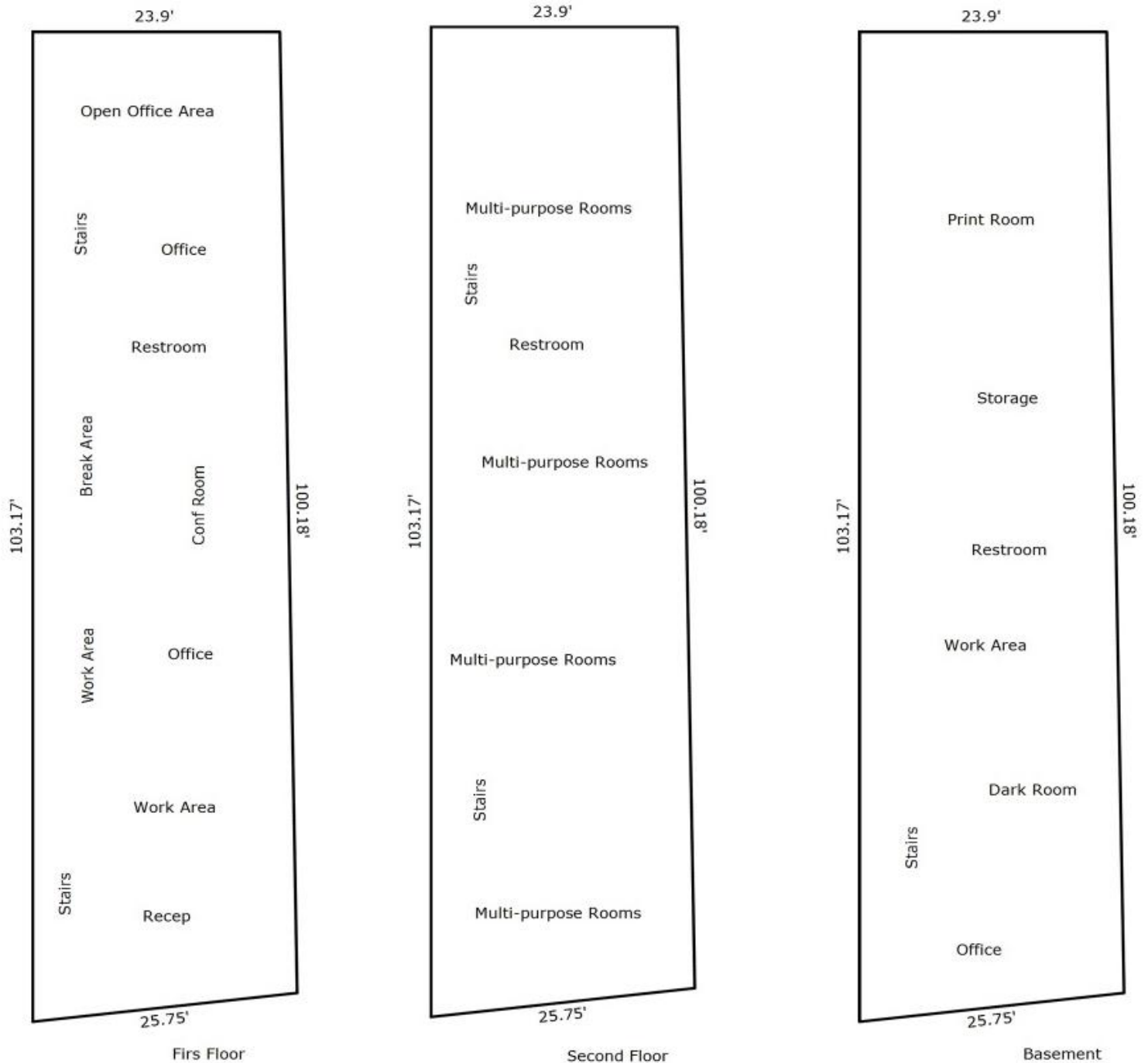


PROPERTY FEATURES

Property Type:	Industrial
Building Class:	Class C
Year Built:	1905
Building SF:	7,546 SF
Floors:	Three Floors
Building FAR:	2.17
Land Acres:	0.08 AC
Zoning:	M
Sale Notes:	Current owner is willing to lease back 50% of the building! • 3 Year Leaseback of approx. 3,766 SF: ◦ Entire basement of 2,516 SF at \$500/month + separately metered utilities with 3% annual increases + pro rata share of Operating Expenses and taxes ◦ + Approximately 1,250 SF of office space in the front of the building on the 1st floor at \$10/SF with 3% annual increases + a pro rata share of utilities, Operating Expenses and Taxes

FLOOR PLAN

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FOR MORE INFORMATION:

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