



OVERVIEW

Commercial Property in ideal location. This property is freestanding and neighborhood business on 1.5 acres with 435 road-frontage on N Aspen Street. Used to be an old car wash. It is an incoming producing property currently with 4 rented mobile homes at \$450 per month. Building needs restoration. Roof is tin barrel. GIS shows the building was built in 1945 but records show a lease for the building dated back to the 1920's. Value in the commercial land. Highest and best use could be commercial, currently zoned N-B. There is great potential here for a future business.

For Sale: \$175,900



PROPERTY HIGHLIGHTS:

- Could feature the freestanding nostalgic building
- Lots cleared for full use of 1.5 acres of land
- 435 Road-Frontage on North Aspen Street
- Strong potential for business location
- Zoned Neighborhood Business

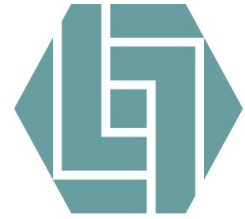
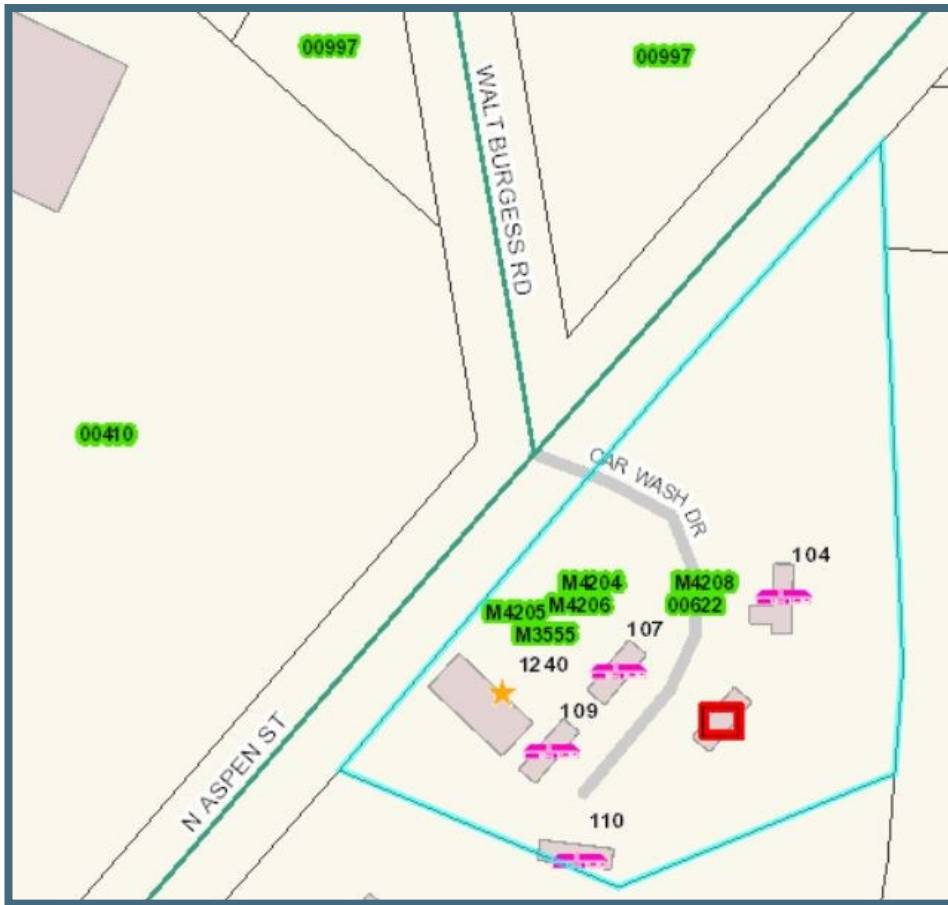


Contact Information:

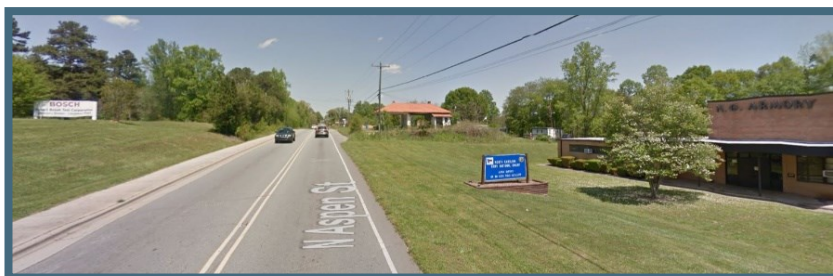
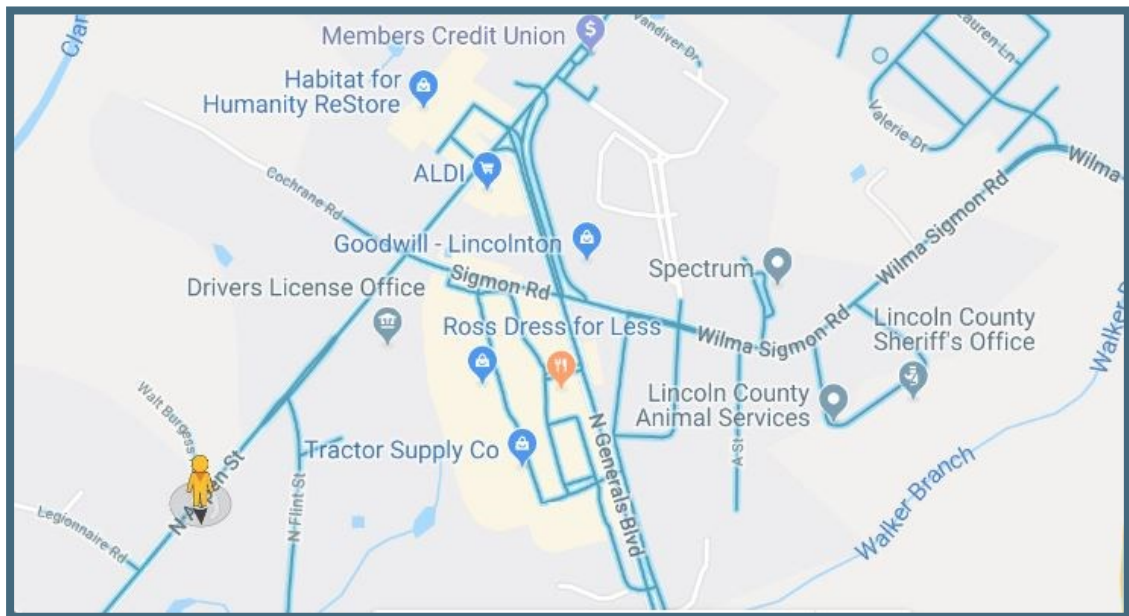
Rhonda Hunter, Entrepreneur Specialist

Phone: (704) 732-1511 Ext. 6

Email: rhonda@lincolneda.org



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Street View heading North on North



Street View heading South on North Aspen