



OVERVIEW

Are you looking for the perfect place to start or relocate your current business? If so, here is an excellent opportunity to own an office space and warehouse/garage in downtown Lincolnton. Prime location on Main Street in a fast growing, well-established area. Enjoy the many benefits of having your business close to restaurants, banks, shops, post office and cultural center. Popular area and sidewalk make for a considerable amount of foot traffic. Downtown is booming with newly opened businesses. Come join them!

For Sale: \$455,000 ~ 5,916 SF Total on 0.800 Acres

UTILITIES:

Water/Sewer:	City of Lincolnton
Cable/Internet:	Charter or AT&T
Electrical:	City of Lincolnton
Natural Gas:	Piedmont Natural Gas

HIGHLIGHTS:

- Flex designed 8x8 roll up drive-in-doors in rear of each space.
- Office/Retail or Small Warehouse.
- Plenty of Parking Spaces.

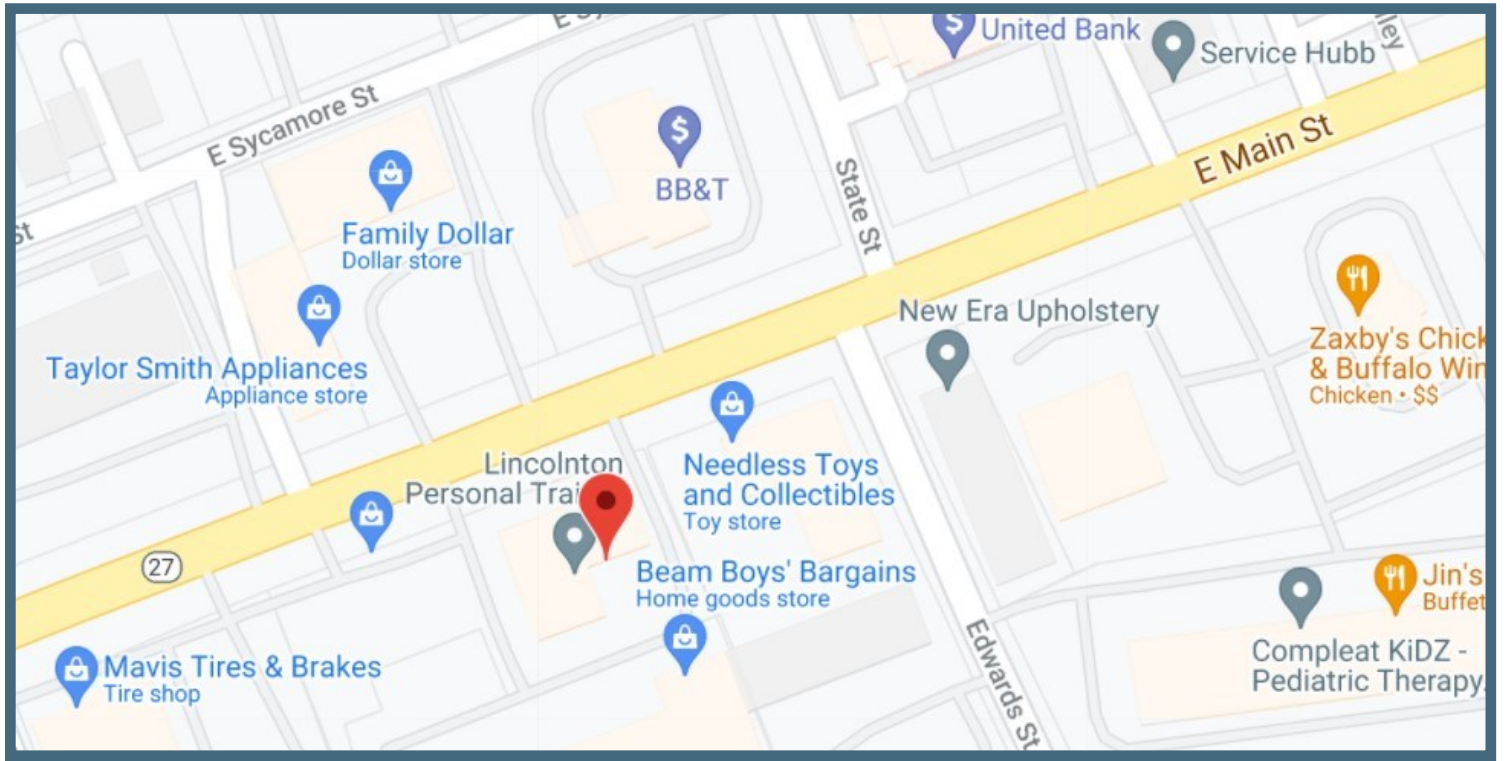
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**SMALL BUSINESS &
ENTREPRENEURS**
LINCOLN ECONOMIC DEVELOPMENT ASSOCIATION