



Sam Zobrest
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413 Polkville Road, Shelby, North Carolina 28150

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List \$: **\$699,000**

MLS#: **4372072**
 Status: **ACT**
 Legal Desc: **CHURCH**
 City Tax Pd To: **Shelby**
 Complex Name:

Category: **Commercial Sale**
 Parcel ID: **28076**

County: **Cleveland**
 Acres: **1.26**
 Zoning: **R-10**
 Deed Ref: **1832/1029**
 OSN: **Canopy MLS**

Tax Val: **\$254,168**



General Information

Type: **Special Purpose**
 Second Type: **N/A**
 Sale/Lse Inc: **Building, Other**
 Documents:
 In City: **Yes**
 Restrictions: **No Representation**
 Restrict Cmnts: **Undiscovered**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1960**
 Const Status:
 Const Type: **Site Built**
 # of Bldgs:
 # of Rentals:
 # of Units:
 Baths Total:
 # of Stories:

Square Footage

Total:
 Min SF Avail: **17,087**
 Max SF Avail: **17,087**
 Min Lse#/SF: **\$0.00**
 Max Lse\$/SF: **\$0.00**
 Office SqFt:
 Warehouse SF:
 Garage SF:

Additional Information

Rail Service:
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Road Front:

Lsd Condr: **No**

Flood Pl:

Features

Fixtures Exclsn: **No**
 Foundation: **Basement**
 Accessibility:
 Exterior Cover: **Brick Full**
 Road Surface: **Paved**
 Roof: **Architectural Shingle**
 Security Feat:

Basement Dtls: **Yes/Partially Finished**
 Fireplaces:
 Construct Type: **Site Built**
 Road Frontage:
 Patio/Porch:
 Other Structure:
 Inclusions: **Building, Other**

Utilities

Sewer: **City Sewer**
 Restrictions: **No Representation - Undiscovered**

Water: **City Water**

Association Information

Subject to HOA: **None**

Subj to CCRs: **Undiscovered**

Public Remarks

Don't miss this incredible opportunity to own a versatile property in Shelby, NC! Located between Hwy. 74 and the Shelby Bypass, this large 17,087 +/- sq/ft Church sits on 1.26 acres and offers endless possibilities for repurposing or continued use as a church. The property features an large sanctuary, classrooms & meeting rooms, a 5 bedroom apartment, commercial kitchen & dining hall, 50 Parking Spaces and an extra 4,023 +/- sq/ft of unconditioned space for storage or future improvements. With substantial square footage and a great location, this property could be used by a variety of organizations, including religious, event venues, community centers, or redevelopment. Several recent upgrades including a new roof in 2022.

Agent Remarks

Pls contact listing broker to schedule showing.

Showing Instructions, Considerations, and Directions

Call Listing Agent, Do Not Disturb Tenant, Listing Agent Accompany

List Agent/Office Information

DOM: **52**
 Mkt Dt: **04/20/2026**
 Agent/Own: **No**
 For Appt Call: **800-746-9464**
 List Agent: **Sam Zobrest (49531)**
 List Office: **Revelation Realty Group (10615)**
 Seller Name: **Church**
 Web URL: **https://youtu.be/I5biJguAgPg**

CDOM: **52**

Expire Dt: **07/31/2026**

DDP-End Dt:

List Agreeemnt: **Exclusive Right To Sell**

Agent Phone: **704-999-8516**

Office Phone: **704-999-8516**

Full Service: **Full Service**

Visibility: **Public**