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## 8587 Sparrow Trail, Connelly Springs, North Carolina 28612-7869

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List \$: **\$250,000**

|                                  |                                  |                           |
|----------------------------------|----------------------------------|---------------------------|
| MLS#: <b>4396993</b>             | Category: <b>Commercial Sale</b> | County: <b>Burke</b>      |
| Status: <b>ACT</b>               | Parcel ID: <b>40112</b>          | Acres: <b>0.48</b>        |
| Legal Desc: <b>REID# 40112</b>   |                                  | Zoning: <b>N-B</b>        |
| City Tax Pd To: <b>Hildebran</b> | Tax Val: <b>\$76,493</b>         | Deed Ref: <b>2783-517</b> |
| Complex Name:                    |                                  | OSN: <b>Canopy MLS</b>    |



#### General Information

Type: **N/A**  
 Second Type: **N/A**  
 Sale/Lse Inc: **Building, Equipment, Fixtures**  
 Documents:  
 In City: **Yes**  
 Restrictions: **Use**  
 Restrict Cmnts: **Zoned N-B**

#### Listing Information

Lse Consider: **No**

#### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1989**  
 Const Status:  
 Const Type: **Site Built**  
 # of Bldgs:  
 # of Rentals:  
 # of Units:  
 Baths Total:  
 # of Stories:

#### Square Footage

Total:  
 Min SF Avail: **2,952**  
 Max SF Avail: **2,952**  
 Min Lse\$/SF: **\$0.00**  
 Max Lse\$/SF: **\$0.00**  
 Office SqFt:  
 Warehse SF:  
 Garage SF:

#### Additional Information

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

Lsd Condr: **No**

Flood Pl:

#### Features

Fixtures Exclsn: **Yes/Some tools/ equip not included**  
 Accessibility:  
 Road Surface: **Paved**  
 Security Feat:

Basement Dtls: **No**  
 Construct Type: **Site Built**  
 Patio/Porch:  
 Inclusions: **Building, Equipment, Fixtures**

#### Utilities

Heat: **Central**  
 Restrictions: **Use - Zoned N-B**

Cool: **Central Air**

#### Association Information

Subject to HOA: **None**

Subj to CCRs: **Undiscovered**

#### Remarks Information

Public Rmrks: **A great opportunity to own a 6 bay, 2952 sq ft building less than 1 mile from 1-40. Building is block w/ 4-10 foot garage doors and 2- 13.5 foot garage door openings. Recent capital improvements include a metal roof, new HVAC system, fresh paint, propane tank, and a compressed air system / compressor. Larger bays have paint booth and mixing room which will remain w/ sale. Main structure has small office area with bathroom facility. Sitting on 0.48 acres, zoned N-B allows for several uses. Building was an auto repair and paint shop but was non-conforming for N-B zoning, owner is unsure of what uses the city will permit now.**

Directions:

#### Listing Information

DOM: **0**  
 UC Dt:

CDOM: **0**  
 DDP-End Dt:

Slr Contr:  
 LTC: