



**Sam Zobrest**  
 Mobile: 704-999-8516  
 samz@bestncrealtor.com  
 Revelation Realty Group  
 www.bestncrealtor.com



# 122 Frazier Loop, Troutman, North Carolina 28677-6238

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List \$: **\$2,790,000**

MLS#: <b>4399473</b>	Category: <b>Commercial Sale</b>	County: <b>Iredell</b>	
Status: <b>ACT</b>	Parcel ID: <b>4732-74-6214.000-A</b>	Acres: <b>6.00</b>	
Legal Desc: <b>L1 CHILDRENS HOPE ALLIANCE PB59-52 PB72-70 ANNEX PB79-20</b>		Zoning: <b>RS</b>	
City Tax Pd To: <b>Troutman</b>	Tax Val: <b>\$433,270</b>	Deed Ref: <b>2597-2190</b>	
Complex Name:		OSN: <b>Canopy MLS</b>	



<u>General Information</u>	<u>Listing Information</u>
Type: <b>Special Purpose</b>	Lse Consider: <b>No</b>
Second Type: <b>Bed/Breakfast, Business, Office, Unimproved Commercial, Land</b>	
Sale/Lse Inc: <b>Building, Land</b>	
Documents:	
In City: <b>Yes</b>	
Restrictions: <b>Other - See Remarks</b>	
Rstrict Cmnts: <b>In Troutman city limits</b>	
<u>Bldg Information</u>	<u>Square Footage</u>
New Const: <b>No</b>	Total:
Builder:	Min SF Avail: <b>22,100</b>
Year Built: <b>1920</b>	Max SF Avail: <b>22,100</b>
Const Status:	Min Lse\$/SF: <b>\$0.00</b>
Const Type: <b>Site Built</b>	Max Lse\$/SF: <b>\$0.00</b>
# of Bldgs: <b>2</b>	Office SqFt:
# of Rentals:	Warehse SF:
# of Units:	Garage SF:
Baths Total:	
# of Stories: <b>4</b>	

Additional Information

Rail Service:	Road Front:	Lsd Condr: <b>No</b>	Flood Pl:
Ownership: <b>Seller owned for at least one year</b>			
Spcl Cond: <b>None</b>			
Rd Respons: <b>Publicly Maintained Road</b>			

Features

Fixtures Exclsn: <b>No</b>	Basement Dtls: <b>Yes/Unfinished, Walk-Out Access</b>
Accessibility:	Construct Type: <b>Site Built</b>
Road Surface: <b>Paved</b>	Patio/Porch:
Security Feat:	Inclusions: <b>Building, Land</b>

Utilities

Restrictions: **Other - See Remarks - In Troutman city limits**

Association Information

Subject to HOA: <b>None</b>	Subj to CCRs: <b>Undiscovered</b>
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Remarks Information

Public Rmrks: **Don't miss this incredible opportunity to own a versatile 6 acre property in Troutman, NC ready for renovation or re-development! Located on Hwy. 21 and surrounded by the Wakefield Village development and MU zoning. Currently zoned RS, there are two buildings on the property. The first is an 18,600 sq ft +/- brick building built in 1920. The interior has been stripped to the studs. The second is a 3500 sq. ft +/- 7 bedroom, 7 bathroom home built in 2023. The whole parcel is 8 acres +/- . Sellers are offering 6 acres to be split off at closing. Sellers are open to possible ingress/egress easements, different configurations, or selling the whole parcel.**

Directions:

Listing Information

DOM: <b>0</b>	CDOM: <b>0</b>	Slr Contr:
UC Dt:	DDP-End Dt:	LTC: