

4860 S Depot Street, Claremont, North Carolina 28610

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List Price: \$400,000

MLS#: 4227028
Status: ACT
Subdivision:
Zoning Spec: B-1
Parcel ID: 376218218792 + more
Legal Desc: Tax Map: 4211 02004 & 4211 02005
Applx Acres: 1.48
Lot Desc: Level
Comm Loc: Central Business District

Category: Commercial Sale
City Tax Pd To: Claremont
Zoning: B1
Deed Ref: 3382/1416
Apx Lot Dim:

County: Catawba
Tax Val: \$238,700
Project:



General Information
Type: Business
Second Type: Unimproved Commercial, Warehouse/Office Building, Land
Sale/Lse Inc: Documents:
In City: Yes
Restrictions: Use
Rstrict Cmnts: Per City of Claremont Planning Requirements

Bldg Information
New Const: No
Builder:
Year Built: 1952
Const Status:
Const Type: Site Built
of Bldgs: 2
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage
Total:
Min SF Avail: 24,550
Max SF Avail: 24,550
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt: 623
Warehse SF: 23,910
Garage SF:

Additional Information
Rail Service:
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road
Addl Parcels: 376218310623

Road Front:
Lsd Consdr: No
Flood Pl:

Features
Lot Description: Level
Waterbody Nm:
Fixtures Exclsn: No
Fencing: Chain Link, Full
Accessibility:
Exterior Cover:
Road Surface: Paved
Security Feat:

Lake/Wtr Amen: None
Basement Dtls: No
2nd Living Qtr:
Construct Type: Site Built
Road Frontage: City Street
Patio/Porch:
Inclusions: Building, Land

Utilities
Restrictions: Use - Per City of Claremont Planning Requirements

Association Information
Subject to HOA: None
Subj to CCRs: No

Remarks Information
Public Rmrks: Large commercial property available in the City of Claremont. Formerly the Claremont Wholesale Building Supply facilities. This property offers excellent open warehousing, as well as indoor warehouse space. This property has total fenced-in lot for security, and it offers easy access to major transportation in the form of US I-40. Loads of opportunities for commercial storage of heavy equipment and/or farming implements. Call LA for more details.
Directions: Take I-40 to Exit 135. Turn onto North Oxford Street. Go to the stoplight. Turn LEFT onto West Main Street. Go 2 blocks and turn RIGHT onto South Depot Street. Property on LEFT.

Listing Information
DOM: 145
UC Dt:
CDOM: 145
DDP-End Dt:
Slr Contr: LTC:

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GIS AERIAL MAP



GIS TAX MAP



**LOADS OF OUTDOOR
WAREHOUSE SPACE**



