

# CLASS A OFFICE BUILDING FOR SALE IN POPULAR SPINDALE, NORTH CAROLINA, \$ 1,750,000



SPINDALE IS A SMALL BUT GROWING TOWN IN THE WESTERN NORTH CAROLINA FOOTHILLS, CLOSE TO THE COUNTY SEAT OF RUTHERFORDTON, ITS HOSPITAL, COUNTY COURTHOUSE AND OTHER GOVERNMENTAL OFFICES.

THIS BUILDING IS A FORMER TEXTILE COMPANY'S CORPORATE HEADQUARTERS THAT WAS PURCHASED AND THOROUGHLY RENOVATED.

THE SITE IS AVAILABLE FOR EITHER A PARTIAL OWNER/USER, OR AN INVESTOR.

PROPERTY CONSISTS OF 3 ACRES, WITH MORE LAND AVAILABLE - PLEASE SEE ADD'L PHOTOS !

PART OF 14.5 ACRE PARCEL TO BE COMPLETED AS AN OFFICE & MANUFACTURING PARK, THAT MAY BE PURCHASED FOR \$ 3,000,000 IN ITS CURRENT STAGE OF DEVELOPMENT.

SHORT DRIVE TO ASHEVILLE, CHARLOTTE, GREENVILLE, SPARTANBURG & OTHER CITIES, AND 5 MILES TO RUTHERFORD COUNTY JETPORT.

BLOCK BUILDING IS 16,000 SQ FT MOL, SPLIT 7,400 DOWNSTAIRS AND 8,600 UPSTAIRS.

BUILT IN 1994, BUT RECENTLY COMPLETED REMODEL CONSISTING OF NEW 50 YEAR ROOF, ALL NEW HVAC SYSTEMS, FLOORING, BRAND NEW ELEVATOR, LOBBY, T-1 WIRING, AND TOO MANY OTHER ITEMS TO LIST.

SELLER OCCUPIES GROUND FLOOR, AND HIS COLDWELL BANKER COMPANY WILL LEASEBACK AT \$ 12.66 PER SQUARE, TRIPLE NET, OR WILL VACATE SHOULD BUYER WISH TO USE THE SPACE.

2ND FLOOR IS LEASED TO MARKETING COMPANY AT \$ 4,000 PER MONTH, TRIPLE NET.

*This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Viewer must verify the information and bears all risks for any inaccuracies.*

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