

1331 4th Street Drive NW



1331 4th St NW, Hickory, NC 28601



Price: \$1,750,000

This building has 2 levels that are 12,400 sf per level. It is in great condition. Built in 1978 and it is brick construction. The ceiling height is 9'+ high. There is central air and gas heat. Water & sewer are with The City of Hickory. The parking area is paved. Formerly used for office spaces. Located near I-40

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- Brick Construction
- Water & Sewer with City of Hickory
- Paved Parking area
- Ceiling Height 9'+ high
- Central Air and Gas Heat
- Located close to I-40

Price:	\$1,750,000
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Cap Rate:	3.00%
Lot Size:	2.05 AC
Rentable Building Area:	24,876 SF
No. Stories:	2
Year Built:	1978
Parking Ratio:	2.65/1,000 SF
Zoning Description:	OI
APN / Parcel ID:	370311558935
Walk Score ®:	66 (Somewhat Walkable)
Transit Score ®:	46 (Some Transit)

Barrett Mitchell

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Boyd & Hassell Industrial & Commercial Properties

200 1st Ave
Hickory, NC 28601



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Property Photos



Building Photo



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Back View



Front View

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Floor Plans

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Location

