

754 Oakridge Farm Hwy, Mooresville

Commercial Building Home & Garage +/- 4.69 Acres Corner



Property Outline For Visual Reference Only

150



Lewis Spivey

Broker

704.363.1401 Cell

LSpivey@EquityCP.com

For Sale \$795,000

+/- 4.69 Acres

High profile property located at the corner of Highway 150 and Selma Dr in Mooresville! Hybrid Light Industrial (HLI) zoning is extremely difficult to find in Mooresville. Includes an existing Commercial/Flex building, Residential Home & 3 Car Garage, with potential to construct a new commercial building on the corner portion of the property!

Mooresville water & sewer available with annexation. Home is currently vacant and the 2,400 sf commercial building is leased. Potential for home/garage to be converted to an office/flex style building with HLI zoning in place. Truly unique property providing several options & opportunities for users and/or investors. See following pages for additional information and photos.



Equity Commercial Properties

114 Morlake Dr.
Suite 104
Mooresville, NC 28117

Office 704-799-9202
EquityCP.com

754 Oakridge Farm Hwy/Hwy 150

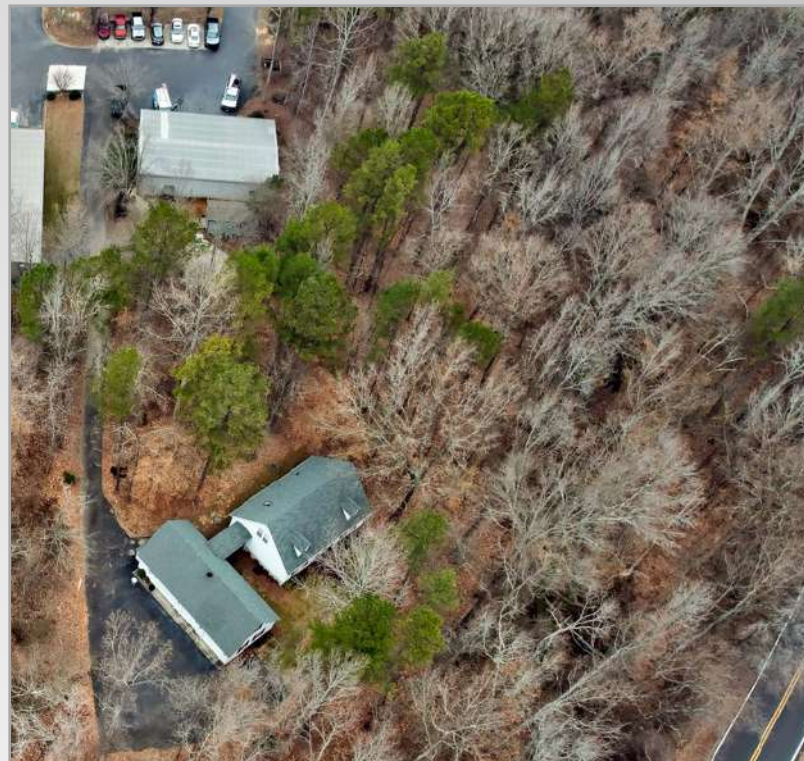
Mooreville, NC 28115

EquityCP.com



Property Details

Price:	\$795,000
Land:	4.69 Acres +/-
Commercial Building:	2,400 SF +/-
Residential Home:	1,800 SF +/-
Residential Garage:	1,000 SF +/-
Zoning:	Hybrid Light Industrial
Water/Sewer:	Well/Septic
Main Roadway:	Hwy 150
Utilities:	Water/Sewer Available



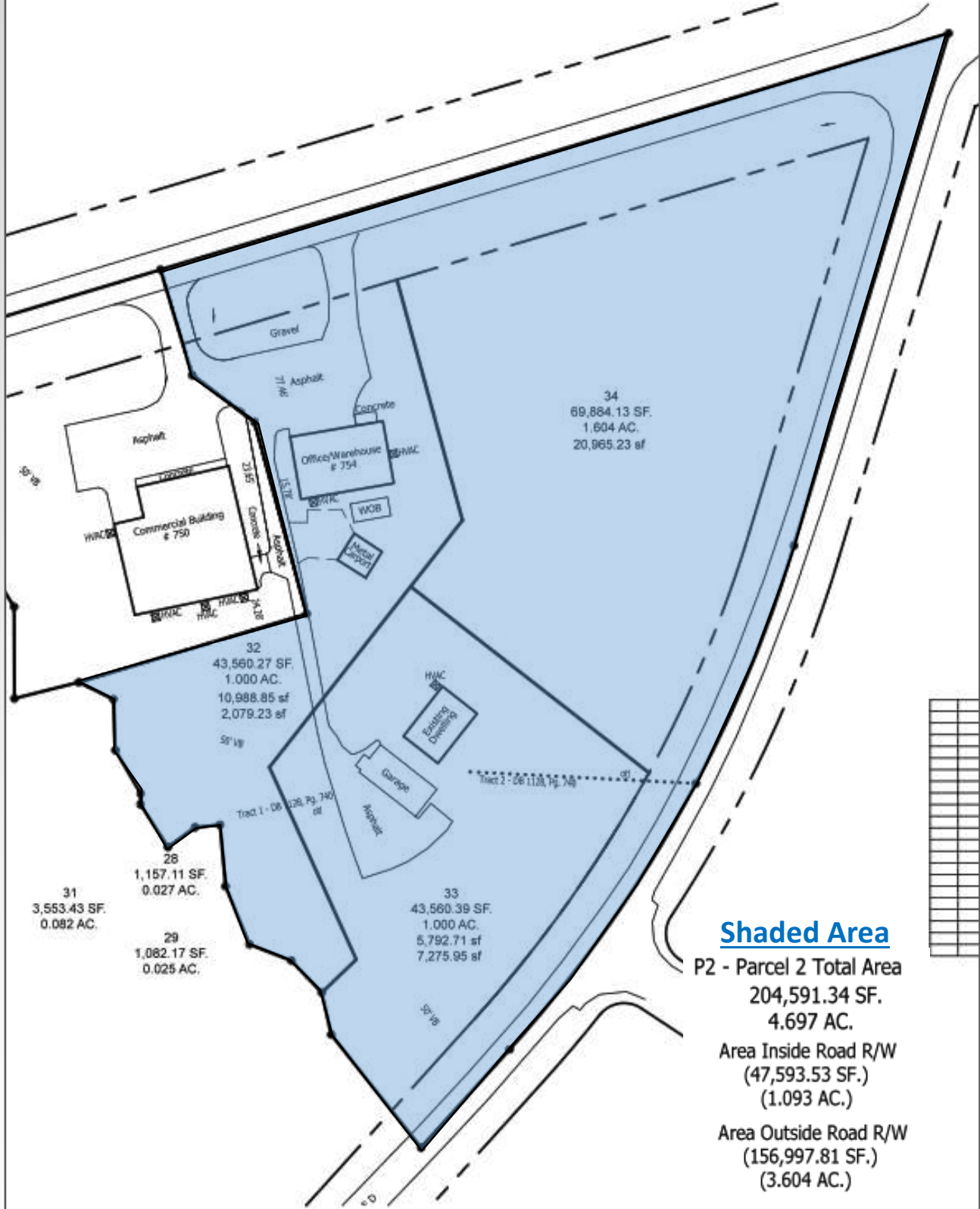
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Potential Subdivision Layout



Potential Subdivision & Concept Building/Parking Plan

