

148 Ervin Rd, Mooresville NC

Commercial Mixed Use Property



For Sale \$1,590,000

+/- 2.56 Total Acreage

This property includes 3 parcels, two with existing buildings and the other zoned CM in Mooresville is a blank slate in a prime location near Lake Norman, Retail, Restaurants. Near intersection of Ervin Rd/ Morrison Plantation Pkwy & Hwy 150, also close to I-77 Exits 35 & 36. Great owner/user property with multiple options of use from warehouse, garage, office and residential apartment. Also creates an opportunity to generate income by leasing space not needed by the owner. The two parcels totaling +/- 1.68 acres are in the County, served by well and septic. Utilities available for annexing into Mooresville. This property offers a great mixed use opportunity for investors or an owner/user.

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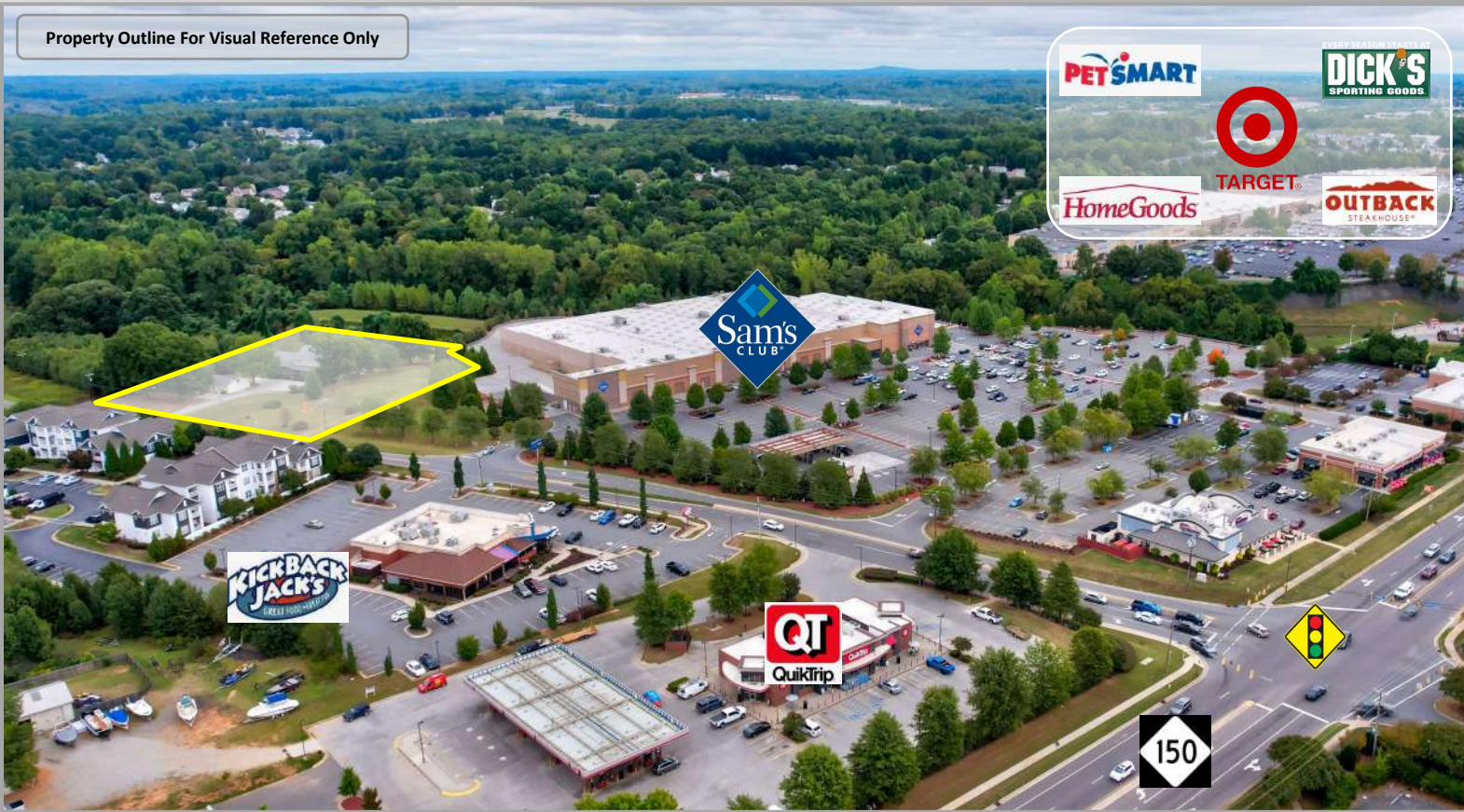
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144, 148, 152 Ervin Rd

Mooreville, NC

EquityCP.com

Property Outline For Visual Reference Only



Property Details

Price:	\$1,590,000
Land:	+/- 2.56 Acres
Buildings:	Warehouse/Garage Offices & Apartment
Zoning:	Commercial
Water/Sewer:	Well/Septic
Utilities Availability:	Mooreville
Interstate:	I-77
Amenities:	Lake Norman/Retail





Building Information (SF Approximate)

Lower Level Warehouse/Garage is comprised of two sections totaling 2,675 SF. Drive-in door is 12'x14' and ceiling height in this section is 22 feet.

Mid Level has 1,600 SF Office with an open area concept, kitchen area and bathroom. This floor opens directly to the front parking area.

Upper Level Apartment approximately 1,350SF and has 2 bedrooms, 2 bathrooms, large open kitchen and living area.

This building provides multiple options and uses, built in 2010 with high quality construction.





Building Information (SF Approximate)

Garage/warehouse has approximately 1,160 SF, sheet-rock walls, concrete floors, drive-in garage door and office room.

Main level office is 1,200 SF, with mostly large open rooms. This could be a nice office with some renovation and addition of HVAC.

Basement has 1,200 SF perfect for storage!



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