

OFFICE FOR SALE

1172 HIGHLAND HALL ROAD

1172 Highland Hall Rd., Boone, NC 28607



OFFERING SUMMARY

SALE PRICE:	\$499,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	0.28 Acres
BUILDING SIZE:	6,280 SF
ZONING:	General Business
PRICE / SF:	\$79.46

PROPERTY OVERVIEW

Rare find commercial space located just out of downtown Boone. Lots of open space perfect for light manufacturing, retail, service oriented business, storage offers endless possibilities. Recent renovations offer an attractive appearance both interior and exterior. Separated from the open flooring is a very impressive office space with its own outside entrance. Garage doors in front offer ample opening space for large vehicles or equipment. Zoning for the property is general business. Served by public sewer and private well.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
643 Greenway Road,
Suite H2
Boone, NC 28607

ERIK LANIER
Commercial Broker
O: 828.963.3798
C: 828.963.3798
ErikLanier@gmail.com
NC #200543

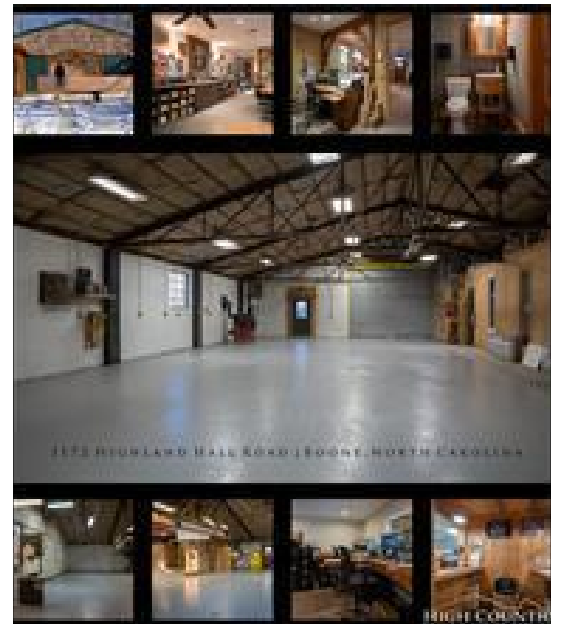
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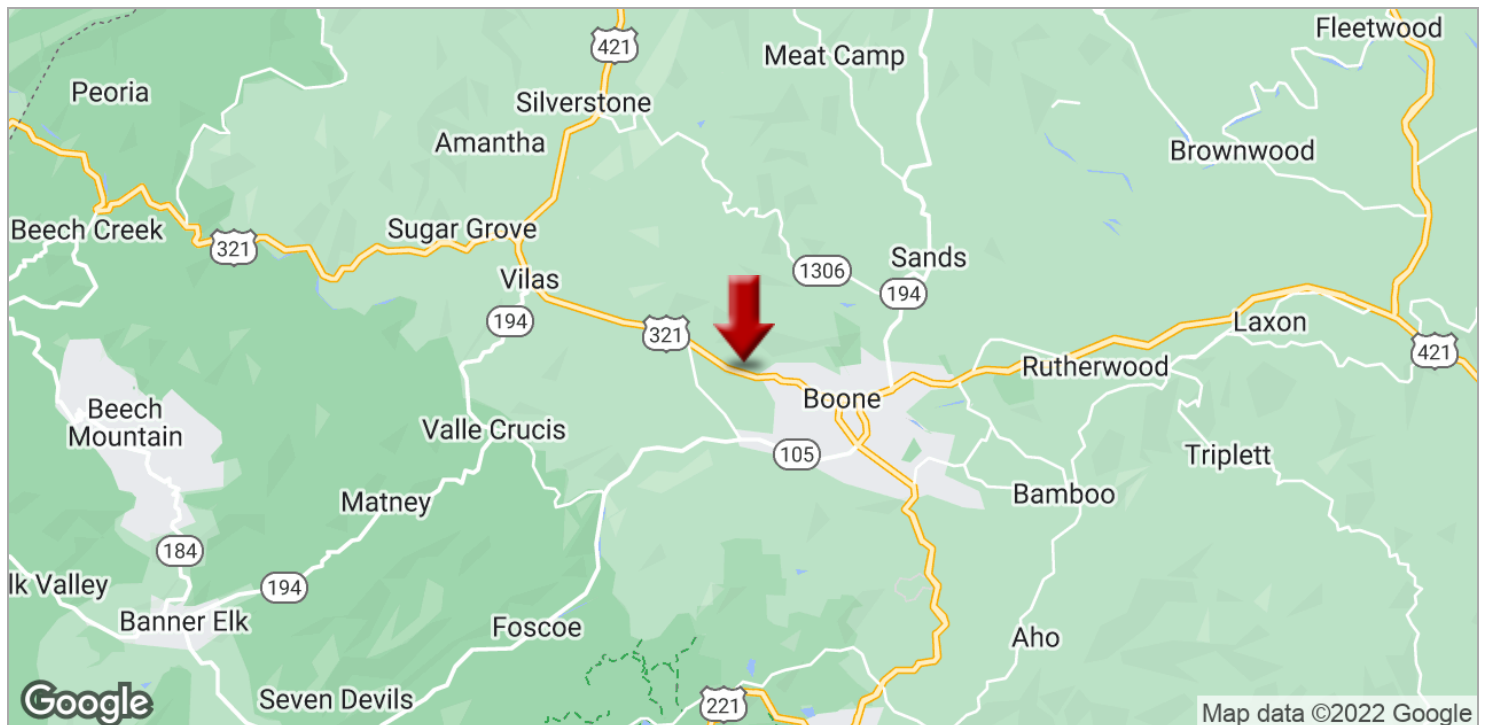
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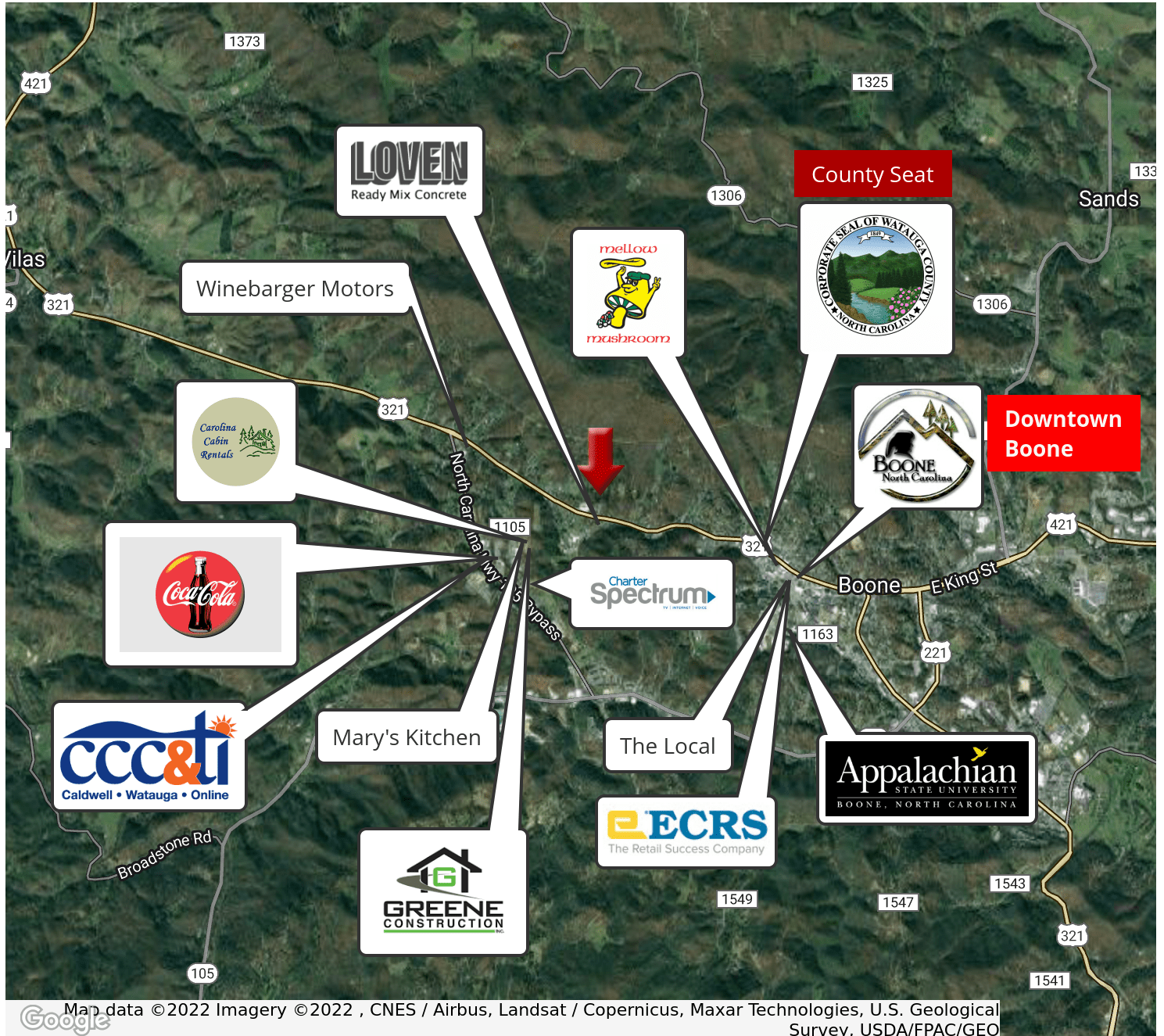
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**Commercial****1172 Highland Hall Rd. Boone NC 28607**

MLS#: **214290**
 County: **Watauga**
 Area: **1-Boone, Brushy Fork, New River**
 Fire Dist: **Boone**
 Elem School: **Hardin Park**

SqFt Total: **6,820****Active**

List Price: **\$499,000**
 Orig LP: **\$499,000**
 DOM: **287**
 CDOM: **287**

Yr Built: **1975**
 # Acres: **0.28**

Prop SubType: **Building & Land**
 Primary PIN: **2901-21-4164-000**
 Secondary PIN:
 Road Frontage:
 Restrooms:
 Rent Amount:
 Zoning: **General Business**

General/Property Information

Lot #: **1**
 Taxes: **\$545/Tax Assessor**
 Tax Value:
 Cnf Spec Assmnt: **N**
 Prp Spec Assmnt: **N**

Deed Bk/Pg: **1165/49**
 Adt'l. Dd Bk/Pg:
 Plat Sect:
 Plat Bk/Pg:
 Rst/Cov Bk/Pg:

Features

Type: **Manufacturing, Office Space, Service, Warehouse, Other-See Remarks**
 Heat: **Heat Pump-Electric**
 Air Cond: **Heat Pump**
 Amenities: **220 Volt Power, Cable Available, HSpeed Internet, Hot Water, Long Term Rental Permitted, Restrooms, Short Term Rental Permitted**
 Construction Type: **Masonry**
 Exterior: **Hardboard, Masonry Block, Stucco, Other-See Remarks**
 Roof: **Galvanized Metal**
 Water: **Private**
 Sewer: **City**
 Parking: **Parking Lot**

Miscellaneous

Financing: **Cash/New, Conventional**
 Pot Short Sale: **No**
 Disclosures: **Lead Paint**
 Documents: **Lead Based Paint or Lead Based Paint Hazard Adndm**

Marketing Area:
 Forecls/REO: **No**

Remarks

Directions: **From Watauga County Courthouse travel approximately one mile. Turn right on Highland Hall Rd. Property on right.**
 Public Remarks: **Rare find commercial space located just out of downtown Boone. Lots of open space perfect for light manufacturing, retail, service oriented business, storage offers endless possibilities. Recent renovations offer an attractive appearance both interior and exterior. Separated from the open flooring is a very impressive office space with its own outside entrance. Garage doors in front offer ample opening space for large vehicles or equipment. Zoning for the property is general business. Served by public sewer and private well.**

Listing/Office Information

Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**
 Firm License#: **C22738**

Listing Agent: **Glen Winebarger (297128)**
 Email: **winebargerts@skybest.com**

Phone: **(828) 963-0042**
 License#: **297128**

Co Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**

Co Listing Agent: **Erik Lanier (200543)**
 Email: **eriklanier@gmail.com**

Phone: **(828) 963-3798**
 License#: **200543**

List/Effective Dt: **04/29/2019**

Contract Dt:
 Due Dil End Dt:

List Type: **Exclusive Right to Sell**
 Show Instr: **Call LO**
 Owner Name: **Carolina Timberworks**
 Buy Agt Com: **5%**

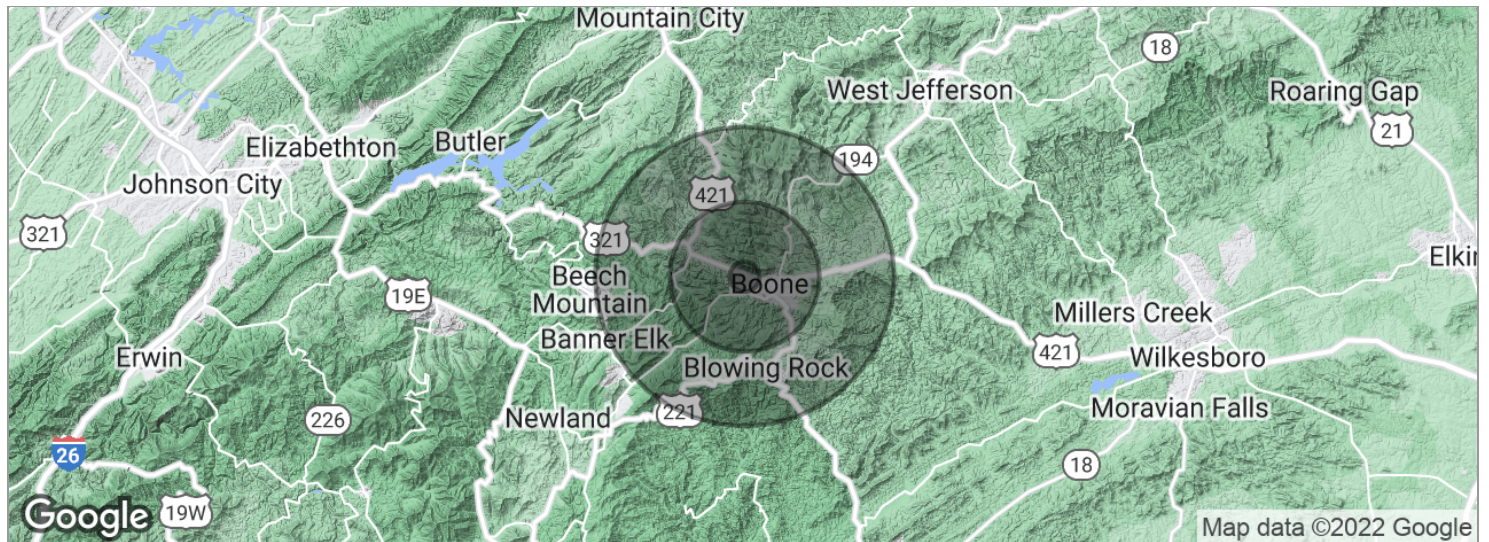
DOM: **287**Sub-Agt Com: **0%****If you have a concern about the information in this listing, click here to comment**



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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,089	31,219	54,695
Median age	22.2	26.3	33.1
Median age (male)	22.3	25.7	31.6
Median age (Female)	22.0	27.0	34.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	768	12,696	23,116
# of persons per HH	2.7	2.5	2.4
Average HH income	\$39,057	\$41,117	\$47,784
Average house value	\$269,892	\$285,169	\$259,834

* Demographic data derived from 2020 ACS - US Census

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