

PROPERTY FOR SALE OR LEASE

BUSINESS, FIXTURES & INVENTORY ALSO AVAILABLE

159 CHURCH STREET, CONCORD, NC 28025



**Property
Listing
\$196,650**



37 Union Street South
Concord, NC 28025

704.796.7460 • 704.721.3555 fax

ed@locusrealestateadvisors.com

Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.



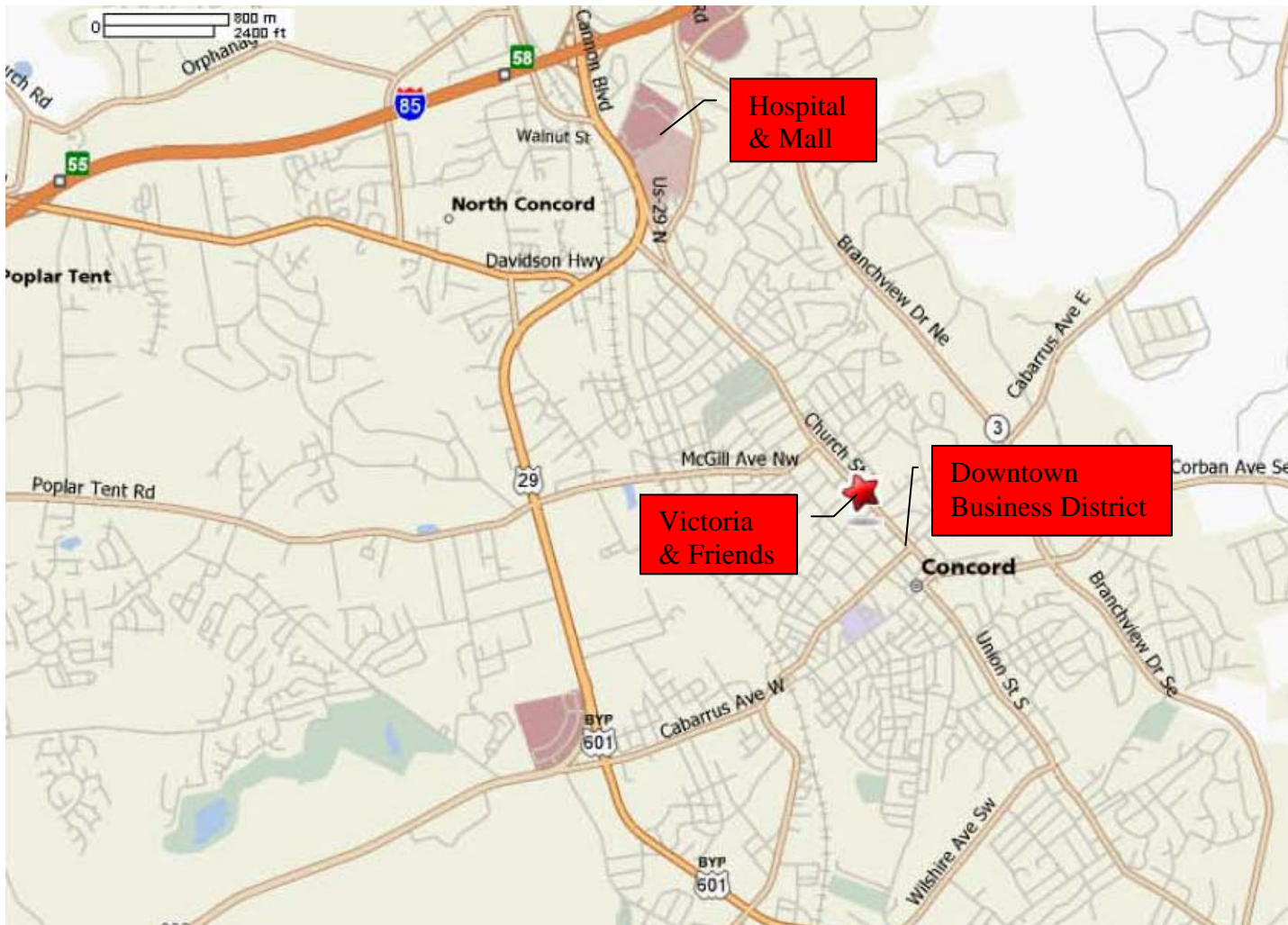
2,000 sf of Retail/Office Space Available, Professionally Decorated with many Architectural Features & Southern Charm. Take over the existing business & property (turn-key ready) or just purchase the property for your own use. Owner is retiring after 13 successful years in this business, take the reins for the next 13 years & be your own boss.



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- **Great Downtown Location at 159 Church Street on busy thoroughfare with traffic counts over 22,000 VPD.**
- **Tremendous visibility with building just a few feet from the road.**
- **Plenty of parking and easy ingress & egress.**
- **Walking distance to downtown shops, courthouse & government center.**

Office/Retail Uses:

- **Law Office**
- **Tax Prep – Accounting**
- **Salon & Spa**
- **Retail Sales**
- **Restaurant/Sub Shop**
- **Variety Store**



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