



FOR SALE

1812 Mooresville Rd

Salisbury, NC 28147

eXp Commercial | North Carolina | Lexington, NC 28216 |

Dagan Williams

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Edwin Byler

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PROPERTY INFORMATION

eXp Commercial | North Carolina | Lexington, NC 28216 |

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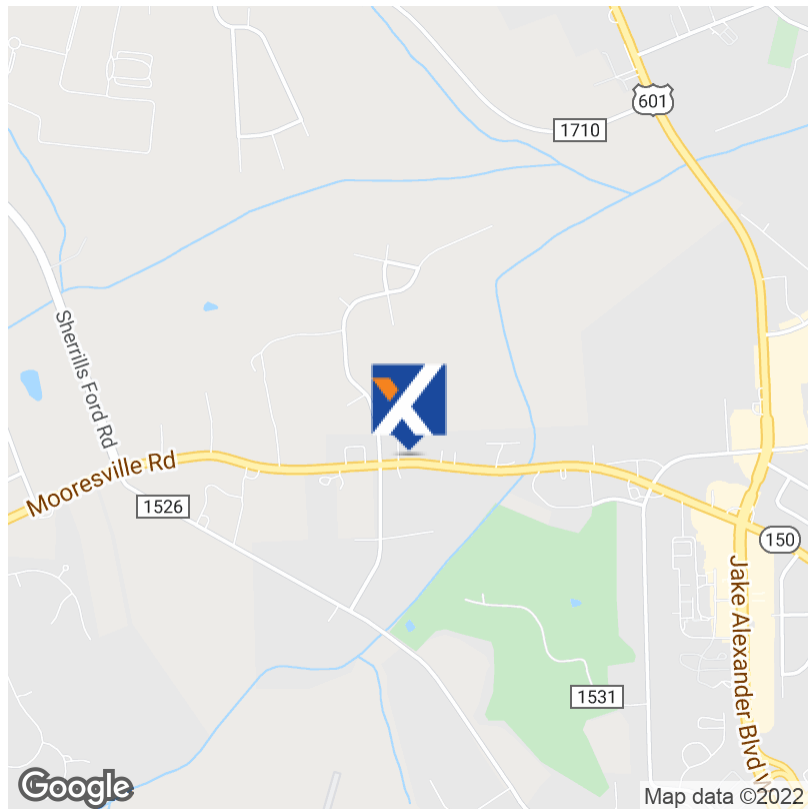
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FOR SALE | Executive Summary

Salisbury, NC 28147



Offering Summary

Sale Price:	\$475,000
Building Size:	8,240 SF
Available SF:	
Lot Size:	1.21 Acres
Number of Units:	58
Price / SF:	\$57.65
Cap Rate:	14.19%
NOI:	\$67,411
Year Built:	1955
Zoning:	MXU
Market:	Charlotte
Submarket:	Salisbury

Property Overview

58 units
Value add
1.2 acres of land
High traffic counts (14,000 VPD) with several large apartment complexes nearby.
Pro Forma NOI \$67,411
Only 10 units currently rented.
30 - 10x20 spaces 6000 sq ft
20 - 8x8 spaces 1280 sq ft
8 - 10x12 spaces 960 sq ft
Old store front with back room
Total 8,240 sq ft plus store building
Property used to be a service station. Still has a tank in place. We have all the paperwork showing compliance.

Property Highlights

- Value Add
- Great Location
- Nearby Apartment Complexes
- Pro-Forma NOI \$67,411

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FOR SALE | Property Description

Salisbury, NC 28147



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Location Description

Situated in close proximity to many amenities such as banks, grocery stores, and national franchise restaurants, as well as single family and multifamily residences with major apartment buildings nearby, and a high vehicle count (14,000 VPD) on Mooresville Rd, near the major Jake Alexander Blvd Intersection.

Site Description

Sitting on Approx. 1.21 acres zoned Mixed Use is a promising 58 unit self storage facility with great value-add potential.

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FOR SALE | Complete Highlights

Salisbury, NC 28147



Location Information

Street Address	1812 Mooresville Rd
City, State, Zip	Salisbury, NC 28147
County	Rowan
Market	Charlotte
Sub-market	Salisbury

Building Information

NOI	\$67,411.00
Cap Rate	14.19%
Tenancy	Multiple
Year Built	1955

Property Highlights

- Value Add
- Great Location
- Nearby Apartment Complexes
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LOCATION INFORMATION

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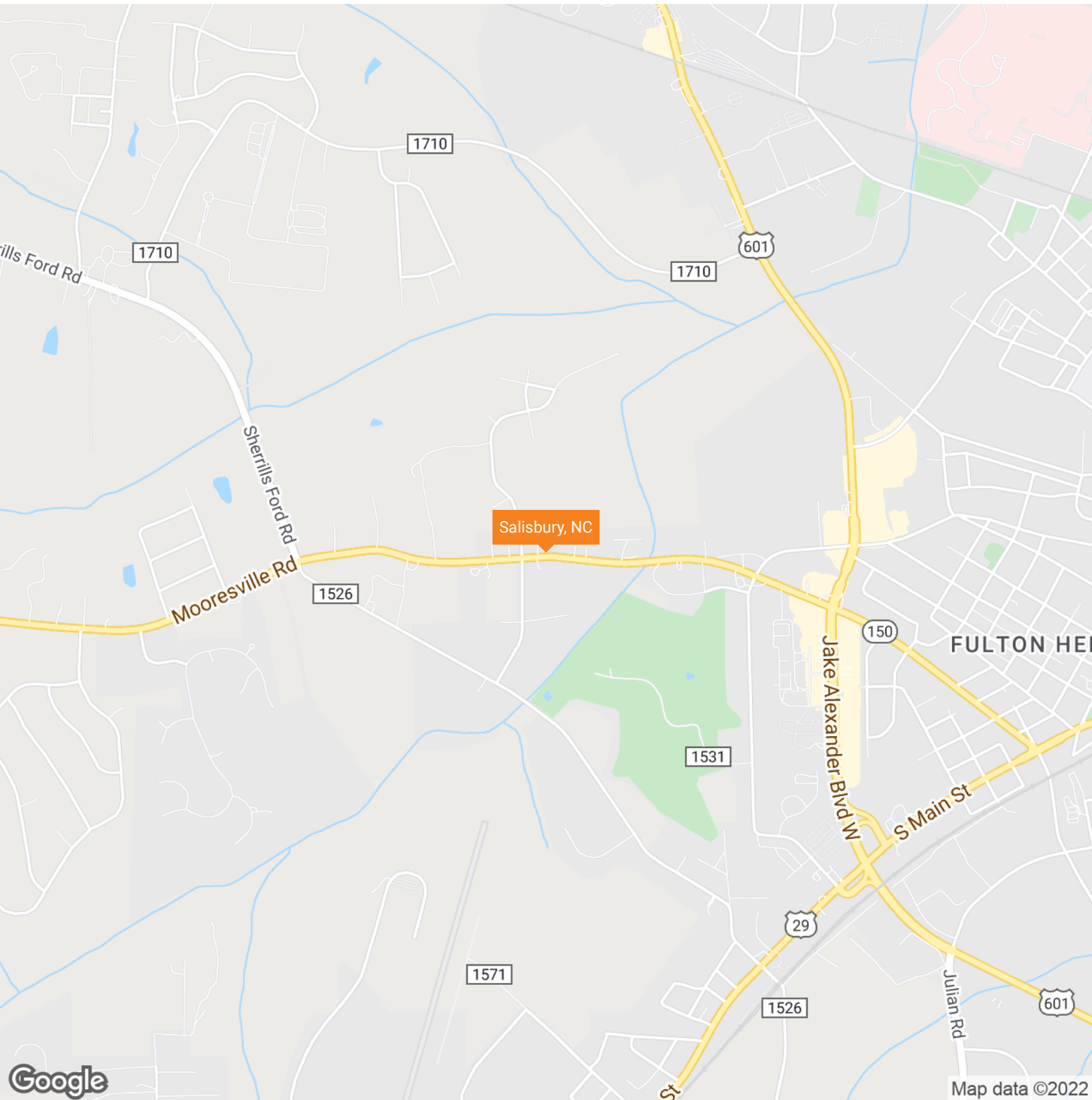
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FOR SALE | Regional Map

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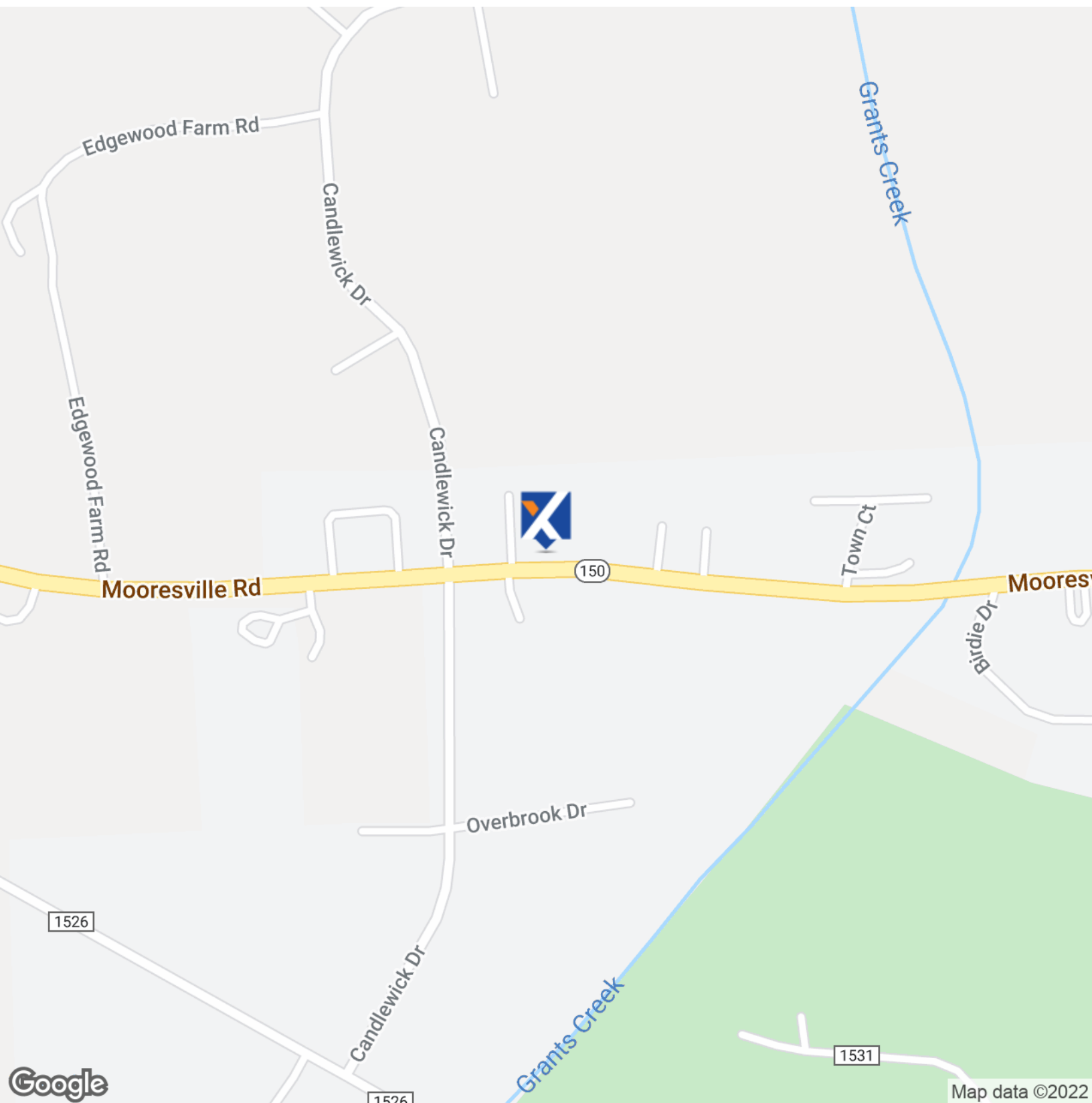
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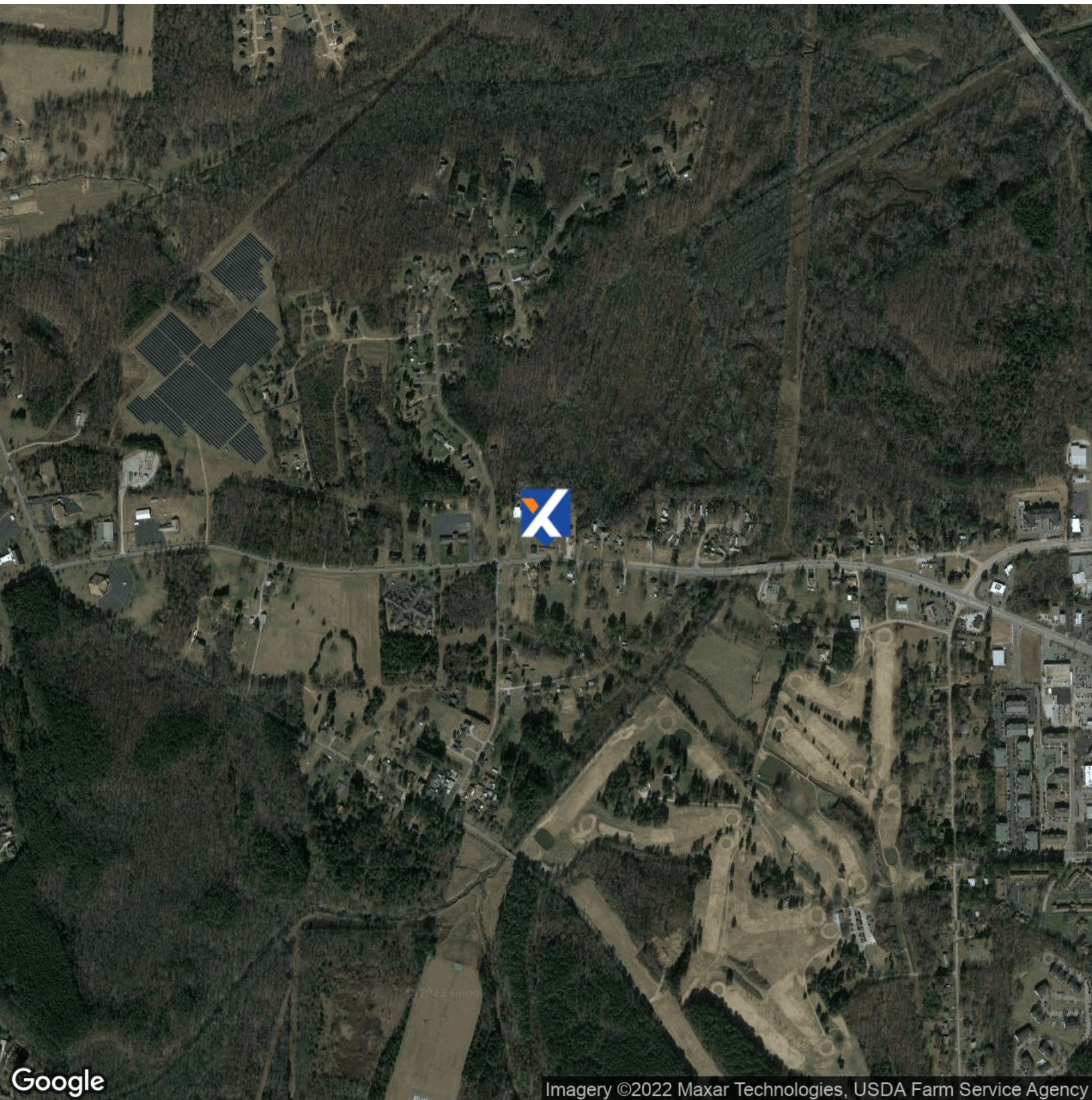
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FOR SALE | Aerial Map

Salisbury, NC 28147



Imagery ©2022 Maxar Technologies, USDA Farm Service Agency

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FINANCIAL ANALYSIS

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Pro-Forma Income & Expenses

Salisbury, NC 28147

Income Summary		ProForma
Net Income		\$84,264
Expenses Summary		ProForma
Operating Expenses		\$16,853
Net Operating Income		\$67,411

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DEMOGRAPHICS

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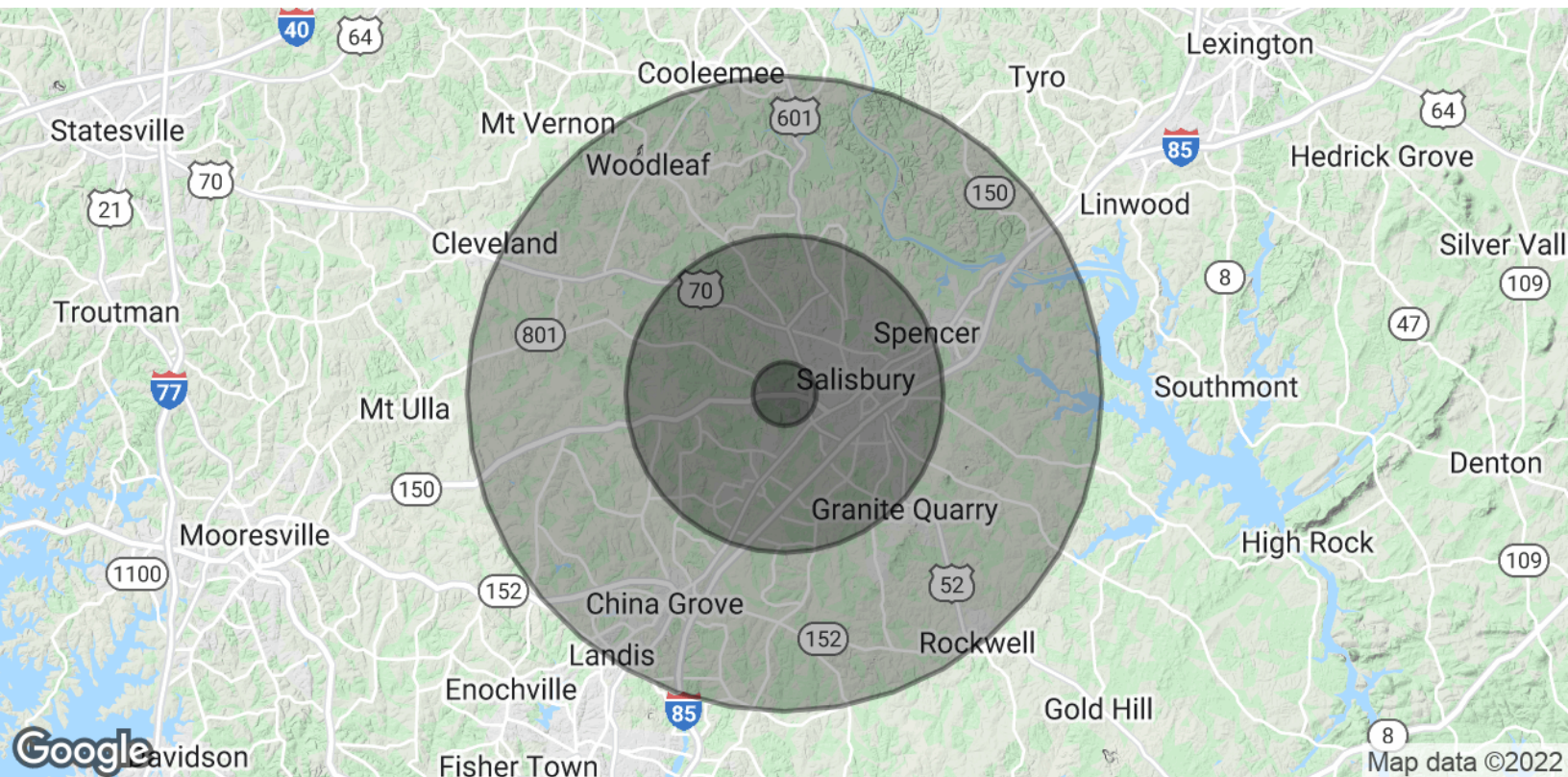
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FOR SALE | Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	1,556	52,801	113,911
Average Age	35.2	36.6	38.0
Average Age (Male)	33.0	35.0	37.2
Average Age (Female)	39.1	37.9	38.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	579	20,076	43,884
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$63,485	\$54,255	\$55,080
Average House Value		\$165,211	\$151,516

* Demographic data derived from 2010 US Census

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