

# 1402 MILLER STREET

Monroe, North Carolina

FOR SALE



## Great Commercial Facility Available for Sale in Monroe, NC

### FEATURES

- +/-5,800 SF Building
- Excellent location near the Skyway Drive and Highway 74 Intersection.
- Site consists of +/-1.29 Acres (Parcel ID: 09225037C)
- Zoned: General Business with Conditional District Approval for Automotive Body Shop
- Property offers +/-30 paved parking spaces, 12'-14' clear height in open areas and three phase power.
- 5 Dock Doors: (2) 11'x11' drive thru, (1) 12'x12' drive thru, (1) 9'x10' drive thru and (1) 8'x8' low dock high
- Rear Property Fenced (6 Ft. Chain Link) With Two Entrances w/Gates.
- Price: \$799,000



For more information, please contact:

**John Ashcraft, Jr.** • 704.906.9116 • [jbashcraft@wedamon.com](mailto:jbashcraft@wedamon.com)

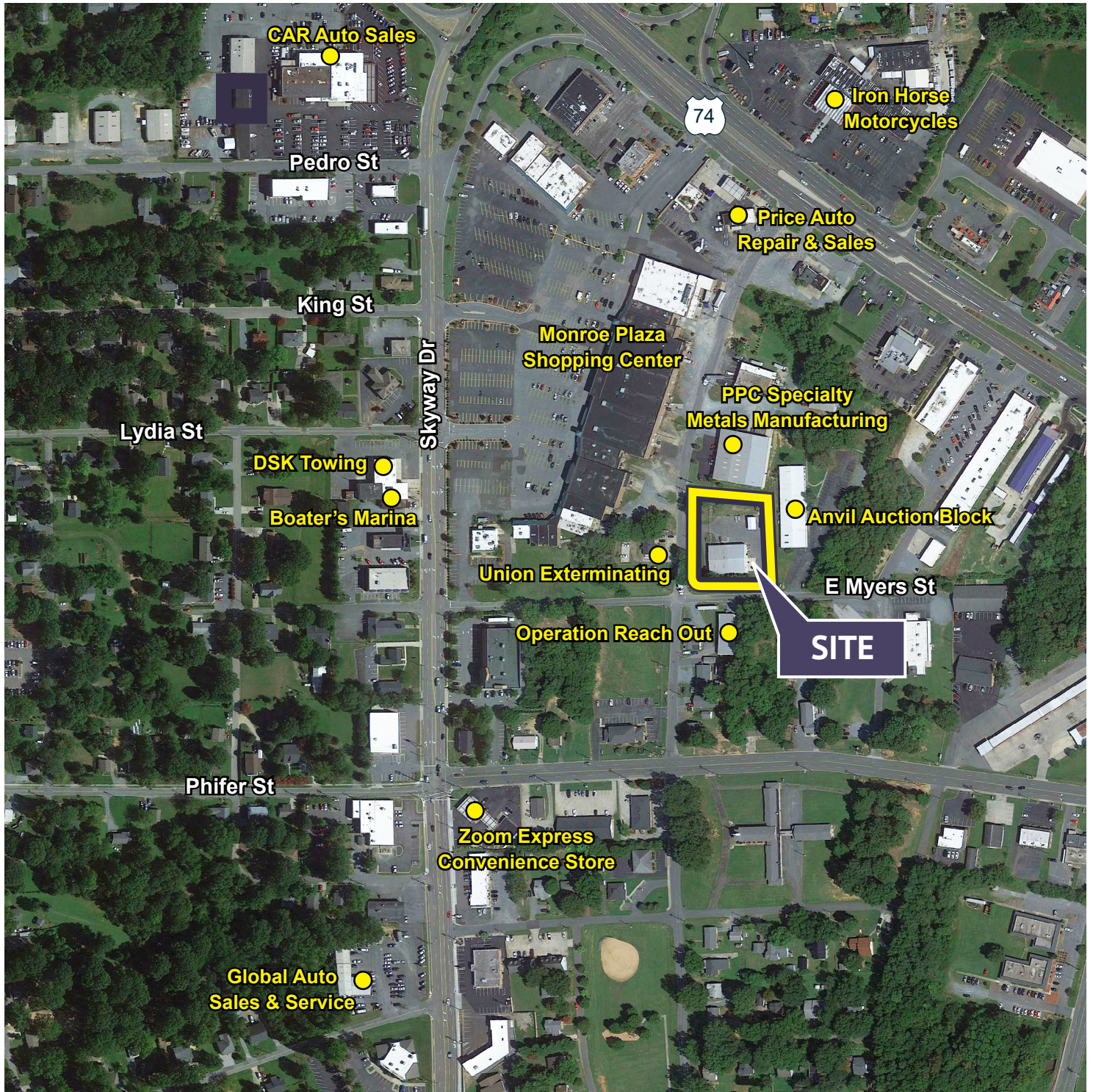
[wedamon.com](http://wedamon.com)

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## SITE AERIAL



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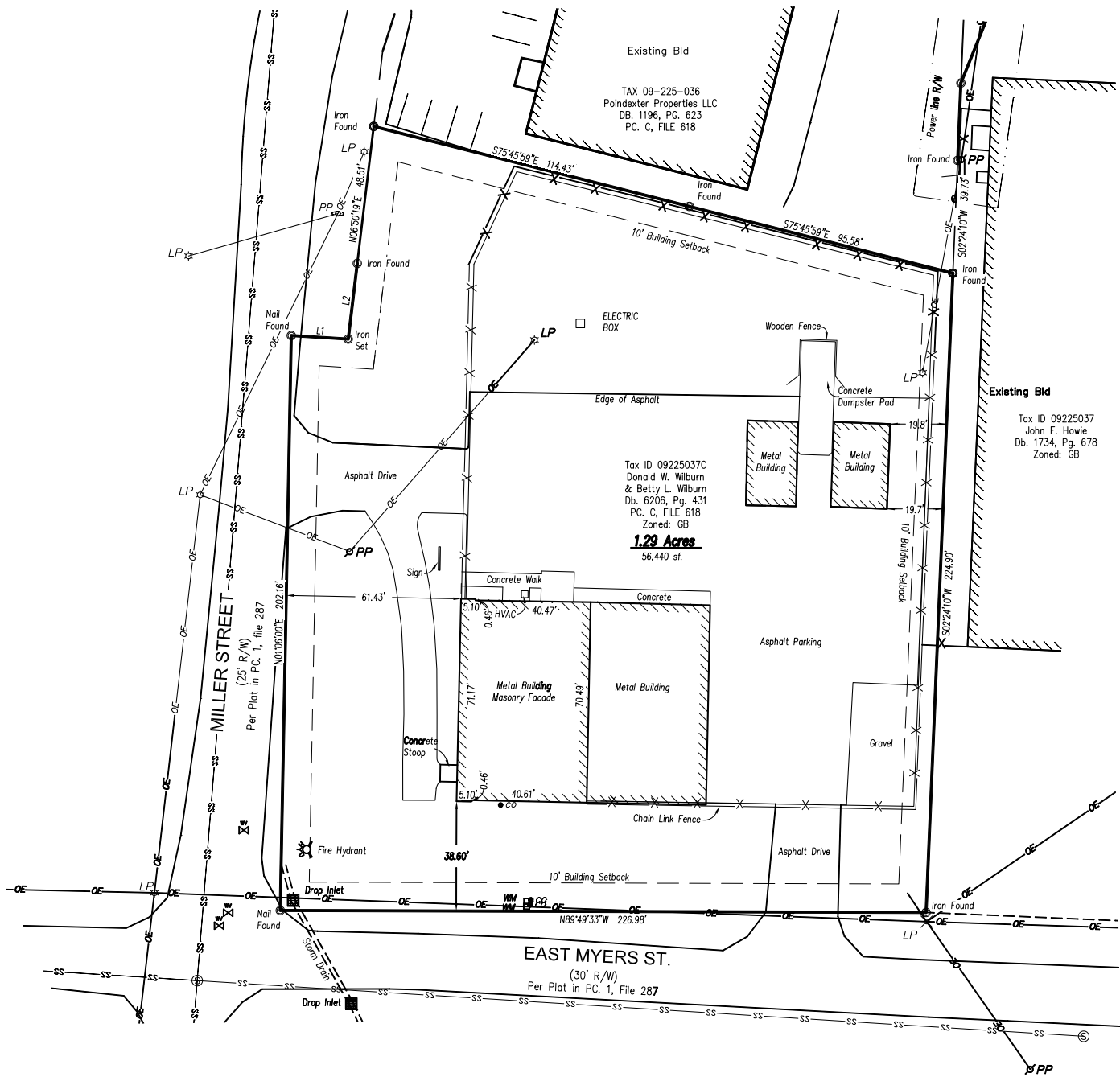


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## SITE SURVEY



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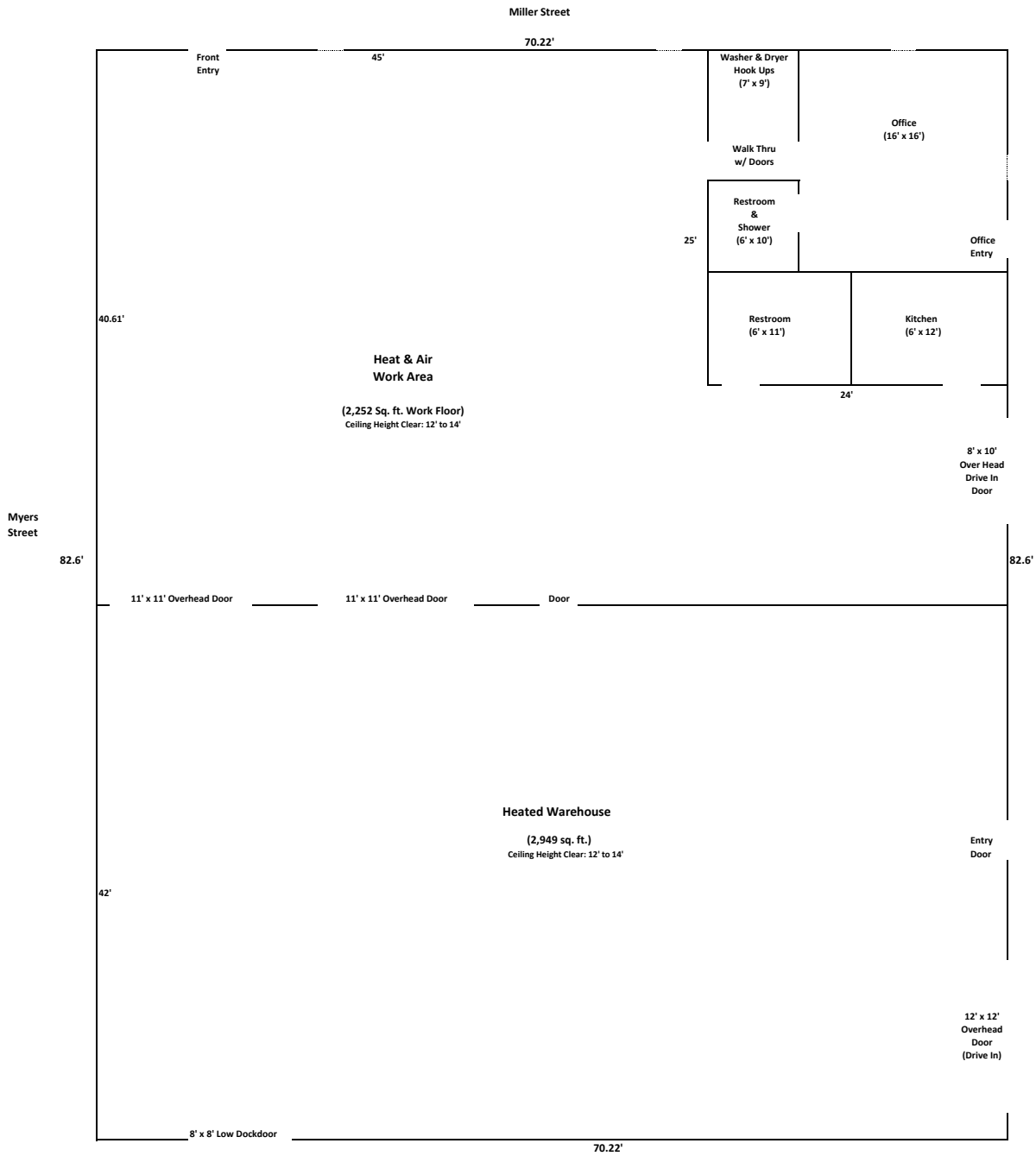


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## FLOORPLAN



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