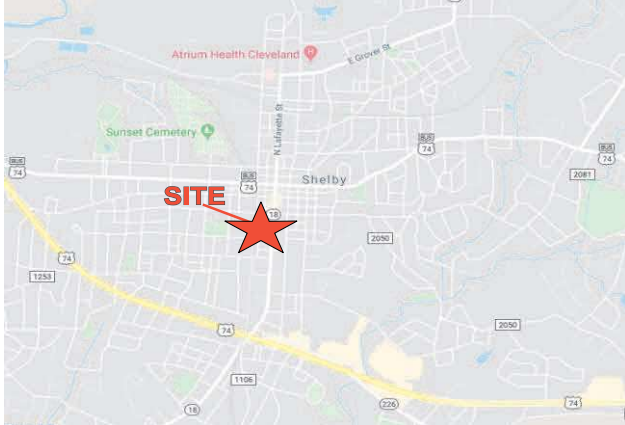


# FOR SALE

## +/- 13,942 SF OFFICE BUILDING

### 330 S. LAFAYETTE STREET, SHELBY, NC



#### PROPERTY HIGHLIGHTS

- +/- 13,942 SF office building
- Total acreage: +/- 1.21 acres
- Former bank branch on first floor
- Ample parking, includes separate parcel in the back with a gravel lot
- Full access to S. Lafayette Street and Market Street
- Located in a growing market 40 miles west of Charlotte
- Conveniently located a few blocks away from historic uptown Shelby
- Excellent signage
- **Asking Price: \$625,000 (\$44.83 PSF)**



**ATKINS PROPERTIES**

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