

For Sale \$999,000

707 Schenck St. Professional Building in Shelby NC

1.09 acres – 72 parking spaces (parking in front and back) / Annual scheduled income – \$181,781 / Operating expenses – \$48,522 / Annual net operating income – \$121,184 / Showing – call listing agents, need 24 hr.



The customized 707 Schenck St. Professional Building in Shelby NC offers premium craftsmanship and exceptional amenities for comfortable and serene environment.

Backed by a simplistic and slightly edgy design, this 12,000 sq ft building is well appointed inside and out. It conveniently has 4 strategically placed modern bathrooms among other amenities to provide a seamless comfortable workspace.

Enjoy a peaceful surrounding w/ ample space and a conducive working environment. The building is located ½ block from Atrium Health Cleveland Hospital. The property sits across the street from Shelby Children's Clinic and Shelby Medical Associates. Beside this location is Carolina HealthCare System and Cleveland Internal Medicine. Property is currently tenant occupied by US Social Security. Current lease is through Aug 2022 with an additional 1 year option. Parcel 18974,22574,18972,55414,18976 convey. The owner Tillman Commercial Properties LLC has an in-house construction company that can modify the building to your specs if need be and mutual acceptable terms can be reached. Open floor plan makes for easy modifications.






CHAMPION PROPERTIES I LLC
 SINCE 1998
 ■ COMMERCIAL ■ INVESTMENT

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