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Display **Agent Full** ▾ at 1 ▾ per page **416 S Main Street, Boiling Springs, NC 28152**List Price: **\$95,000**

CMLS#: **3808113**
 Status: **Active**
 Subdivision:
 Zoning: **B1**
 Legal Desc: **Pin B523 1 32**

Category: **Lots/Acres/Farms** Parcel ID: **46432**
 Tax Location: **Boiling Springs** County: **Cleveland**
 Tax Value: **\$148,942** Plat Book/Slide:
 Deed Reference: **1167/0956** Block/Section:



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**Schedule a Showing**

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General Information

Type: **Acres**
 Can be Divided?:
 \$/Acres: **\$95,000.00**

Land Information

Approx Acres: **1.00**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim: **1 acre (per survey)**
 Min Sqft To Build: **0**
 Prop Foundation:
 Lot Desc: **Level**
 Restrictions: **Other - See Media/Remarks**

Additional Information

Prop Fin: **1031 Like-Kind Exchange, Cash, Conventional, FHA, Owner Financing**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Features

Fixtures Exceptions: **No**
 Access: **City Street, Paved Road, State Highway** Street:
 Improvements: **None**
 Suitable Use: **Commercial, Residential**

Association Information

Subject To HOA: **None** Subj to CCRs: **No** HOA Subj Dues: **No**

Remarks

Public Remarks: **Once survey is completed, it will be approximately 1 acre. Very desirable location located in the city limits of Boiling Springs NC next to Gardner Webb University. Great location in commercial zone with multiple potential uses including but not limited to: medical, restaurant or retail. Water and sewer available. Located on HWY 150 S, just 20 minutes from I-85.**

Instructions: **Sign, Vacant**

Listing/Agent/Office Information

DOM:	0	CDOM:	0	TOM Dt:		Expiry Dt:	04/05/22
Mkt Dt:	11/22/21	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	No						
For Appointment Call:	800-746-9464			List Type:	Exclusive Right		
List Agent:	Jeffrey Champion (83054)			Agent Phone:	704-418-6779		
Office:	Champion Properties (1874)			Office Ph:	704-867-7315		
Co-List Agent:	Russ Champion (18746)			Co-List Agent Ph:	704-616-4811		
Co-List Office:	Champion Properties (1874)			Co-List Office Ph:	704-867-7315		
Buyer Agency:	3%	Sub Agency:	3%	Transaction Broker:		Bonus:	
Named Prosp:	No	Dual/Var:	No	Seller Name:	JW		
Web URL:				Full Service:	Yes		

Prepared By: Russ Champion

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Results

N: 552334, E: 1204323
Lat: 35°14' 17.9", Lng: -81°39' 54.3"

20m
60ft