



KEY FEATURES

- PRICE REDUCED!!!! \$499,000
- ±12,700 SF two story building on ±0.33 acres
- Opportunity for Investment or Redevelopment
- Located in beautiful Downtown N. Wilkesboro
- Unique investment opportunity as Wells Fargo would consider a sale/ leaseback for a portion of the building.

±12,700 SF FREESTANDING OFFICE

FOR SALE

FORMER WELLS FARGO BRANCH

215 9th Street

North Wilkesboro, NC 28659

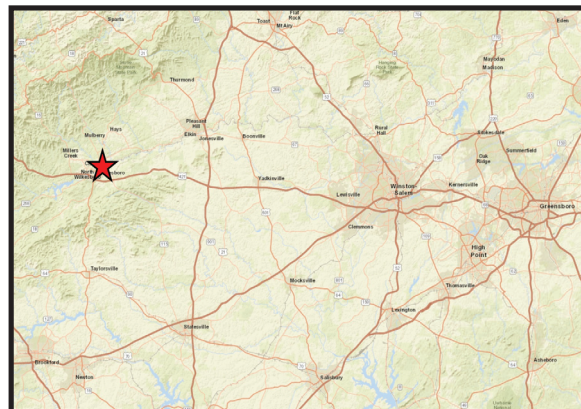
215 9th Street, Wilkesboro, NC is a ±12,700 SF two story building on ±0.33 acres in beautiful downtown North Wilkesboro, with convenient access to Hwy 421. This former Wells Fargo Bank Branch Building is a unique investment or redevelopment opportunity. Wells Fargo would consider a sale/leaseback for a portion of the building.

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS

Jeff@commercialrealtync.com

336.793.0890, ext 103





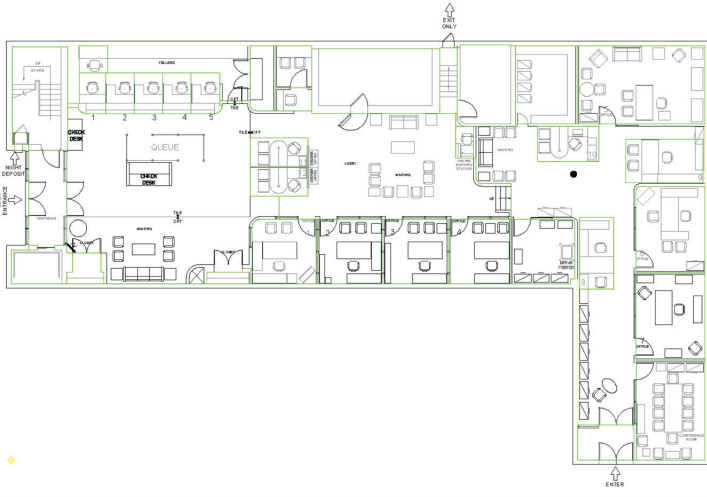
Former Bank Branch
Teller Area



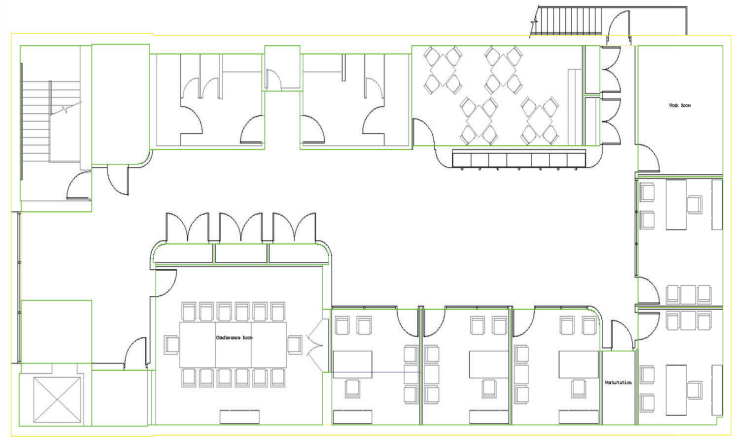
Private Office



Conference Room



215 9th Street
1st Floor



215 9th Street
2nd Floor

FORMER WELLS FARGO BANK BRANCH

LOCATION

Address	215 9th Street	City	North Wilkesboro	County	Wilkes
----------------	----------------	-------------	------------------	---------------	--------

PROPERTY DETAILS

Property Type	Office	Building SF	±12,700	Acres	±0.33
Year Built	1991	Availabe SF	±12,700	Parking	24 spaces
Elevator	1	Flooring	Carpet/Tile	Roof	Replaced in 2013

TAX INFORMATION

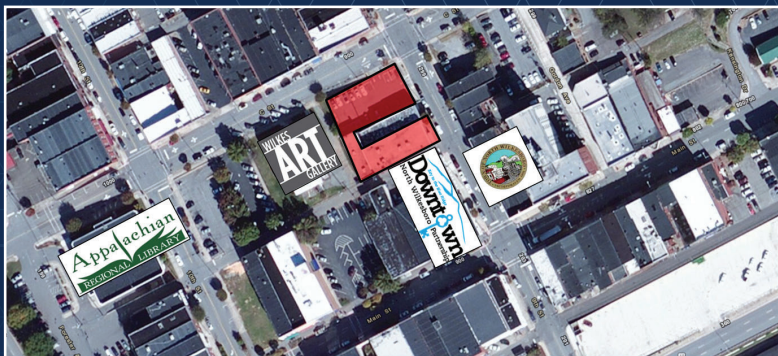
Zoning	CBD
Wilkes County	Tax Map Reference: 3868-63-1858 and 3868-63-1925

PRICING AND TERMS

Price	\$499,000
--------------	-----------

COMMENTS

Property includes on site surface parking for 24 vehicles and lower level secure parking area that could also be used for storage.



LOCATION FEATURES

- Located in beautiful Downtown N. Wilkesboro
- Distance to US 421: ±2.4 Miles
- Distance to I-77/US 421 Interchange: ±32.2 miles