



FOR SALE — OFFICE OPPORTUNITY

104 Mull Street / 203 Avery Avenue
Morganton, NC 28655



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Morganton, NC 28655
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104 Mull St / 203 Avery Ave

Property Overview

Positioned just minutes from vibrant downtown Morganton, this **18,138 SF two-story office building** offers a rare opportunity for an owner-user, investor, or expanding business seeking a move-in ready presence in one of Western North Carolina's growing markets. Situated on **±0.54 acres**, the property combines functionality, accessibility, and recent renovations to create a highly attractive professional environment.

The interior features a versatile layout with **multiple private offices, conference rooms, collaborative work areas, and a large breakout room/classroom**, making it ideal for corporate headquarters, medical/professional users, educational uses, or multi-tenant conversion. Recent updates enhance the building's appeal while allowing a new user to occupy with minimal upfront improvements.

Located near downtown Morganton amenities including restaurants, retail, and government offices, the property benefits from strong connectivity and convenient access throughout the region.

PROPERTY HIGHLIGHTS

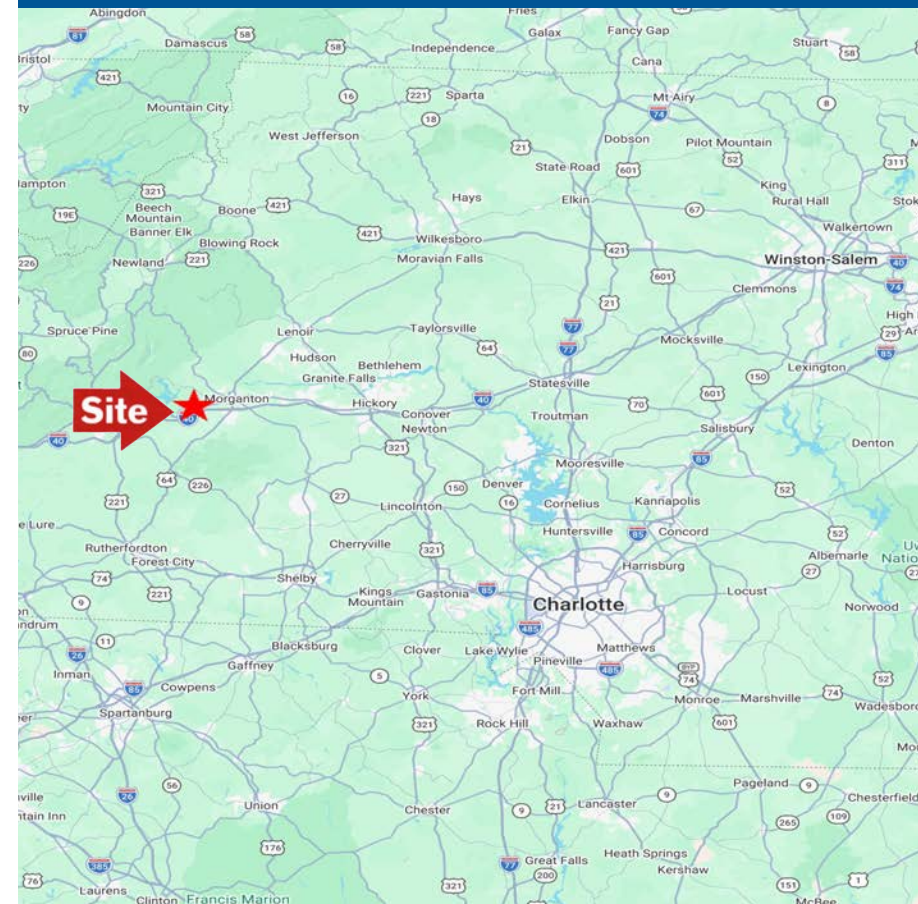
- **18,138 SF** office building
- **Two-story** professional layout
- **±0.54 acre** site
- **24 on-site parking spaces**
- **Recently renovated** interiors
- Multiple offices, conference rooms & training/classroom space
- Minutes to downtown Morganton
- Ideal for owner-user, investor, medical, education, or corporate office use

DEMOGRAPHICS (2025)

	3 miles	5 miles	10 miles
Population	7,187	20,348	61,737
Daytime Pop	3,773	6,814	20,327
Avg. HH Income	\$87,679	\$87,517	\$80,973

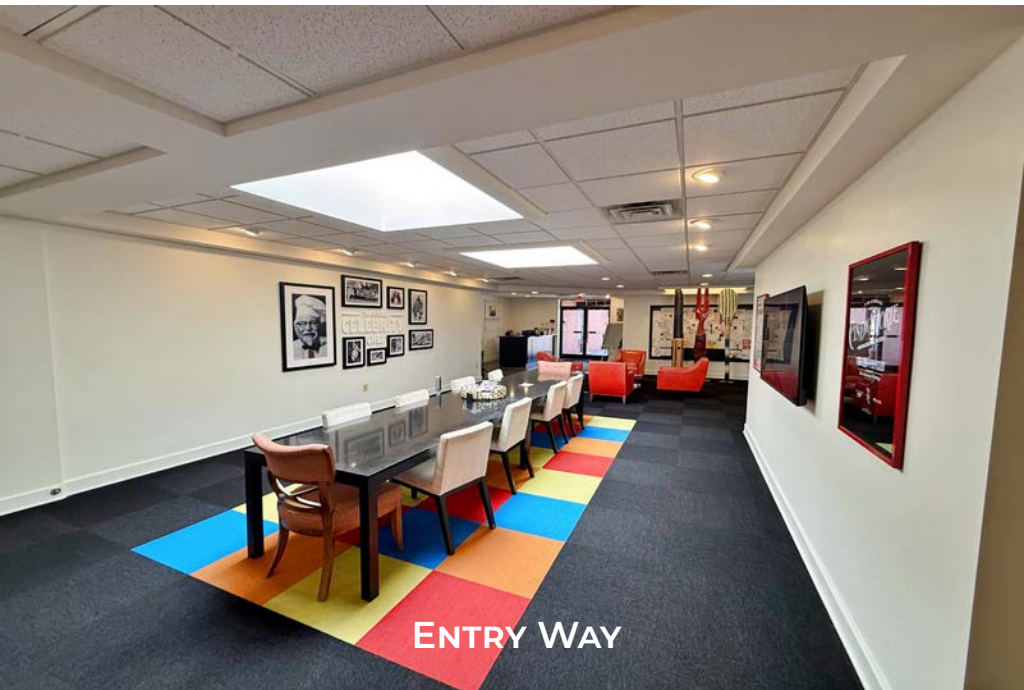
TRAFFIC COUNTS

West Union St (US 70)	14,100 VPD
I-40	44,003 VPD
US 64	6,479 VPD



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Interior Photos



104 Mull St / 203 Avery Ave

Aerial View

