



±7,200 SF INVESTMENT OPPORTUNITY

141 - 149 Main Street W
Valdese, NC 28690



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Morganton, NC 28655
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141 - 149 Main Street W

Investment Highlights

This tremendous investment opportunity is a two storied, approximately 7200 sf property situated on the highly visible corner of Main Street and Faet Street across a municipal parking lot. It has two commercial spaces plus six apartments. Entire building was renovated a few years ago.

The B-1 Business Zoning allows for flexible usage; retail, office, restaurant, and residential. The busy restaurant in the corner just completed some renovations. Most of the restaurant equipment will also convey. There are rooftop solar panels, owned by the property owner with transferrable warranty, are currently used for the restaurant. The other commercial space is a financial services office, affiliated with LPL Financial, signed a new three-year extension. Upstairs are five nice one bedroom / one-bathroom apartments with their individual heat pumps. Attached to the back of this building is another structure that includes restaurant storage and a walk-in freezer. In addition, the structure continues on Faet Street with a main level two-bedroom, one-bathroom apartment and a covered patio and carport.

This amazing property is located in quaint, yet progressive downtown Valdese, North Carolina. Downtown Valdese is alive with regular festivals, live music and parks. Valdese is located approximately one hour and fifteen minutes from Charlotte and an hour from Asheville or Boone.

Financials:

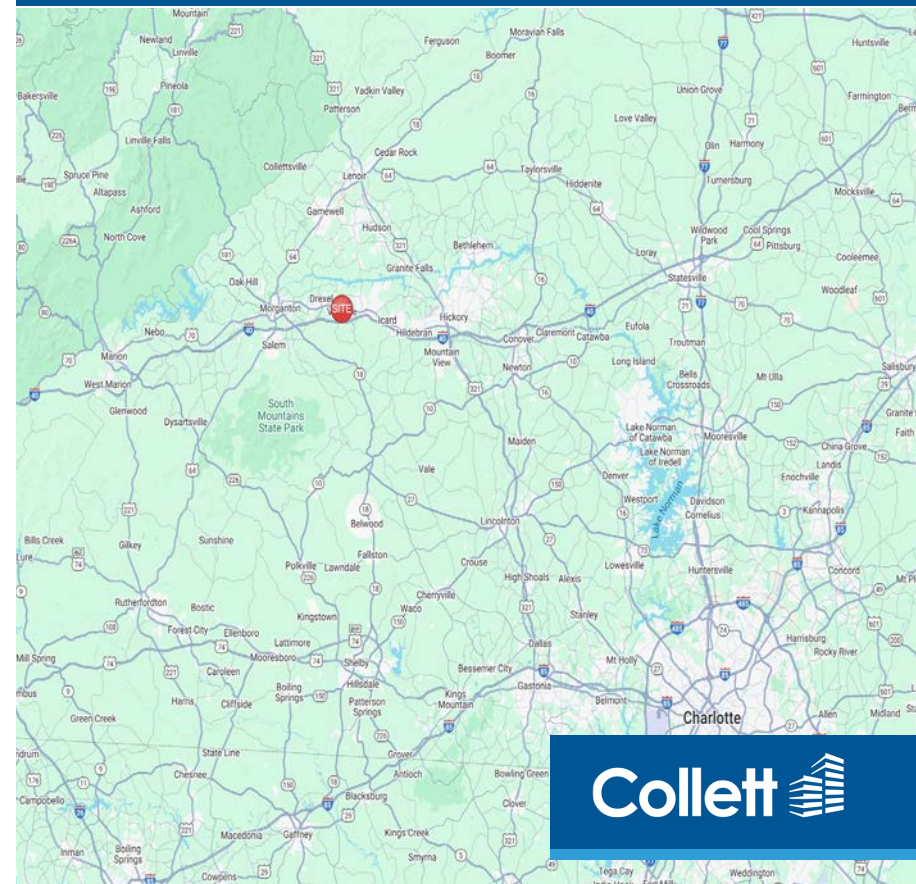
Gross Revenue	\$119,916.00
Expenses	
Tax	\$8,729.00
Insurance	\$4,877.00
Utilities	\$2,700.00
Maintenance/Repairs	\$1,500.00
Total Expenses	\$17,806.00
Net Operating Income	\$102,110.00
CAP RATE: 7.6%	

DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	3,357	11,885	23,670
Est. Households	1,507	5,111	10,124
Avg. HH Income	\$87,423	\$89,248	\$87,664

TRAFFIC COUNTS

Main Street W 8,400 VPD



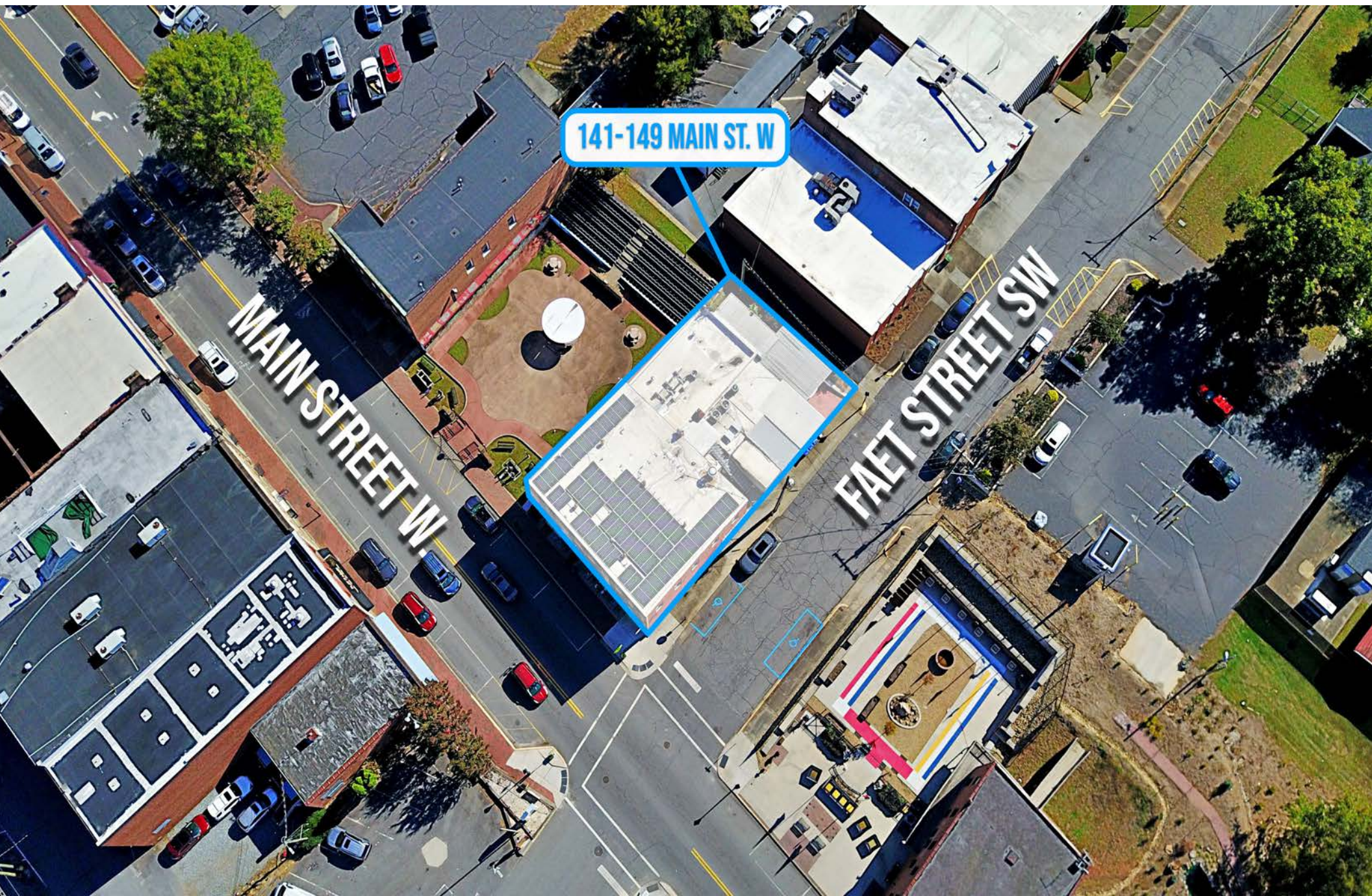
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Left Side Front View



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Overhead View



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Downtown Aerial View



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Interior Photos

