



**REDUCED
PRICE
\$695,000**

219 1ST AVE NW HICKORY, NC

Discover an exceptional opportunity in the heart of Downtown Hickory with this versatile office building featuring **8 individual suites**. Each suite is **separately metered**, offering flexibility and efficiency for your business needs. Enjoy a fantastic location close to a range of amenities, ensuring convenience for both clients and staff. With **modern HVAC systems** and a **recently updated roof**, this property combines comfort with peace of mind. Don't miss out on this prime space in a thriving area!

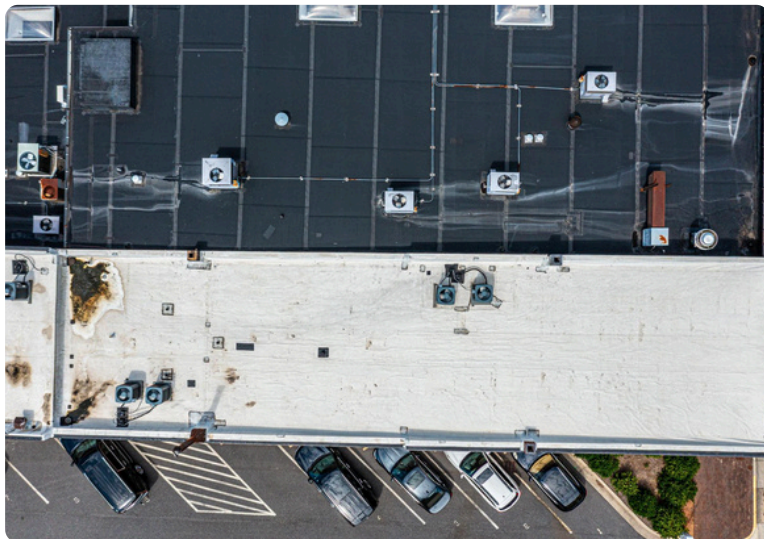
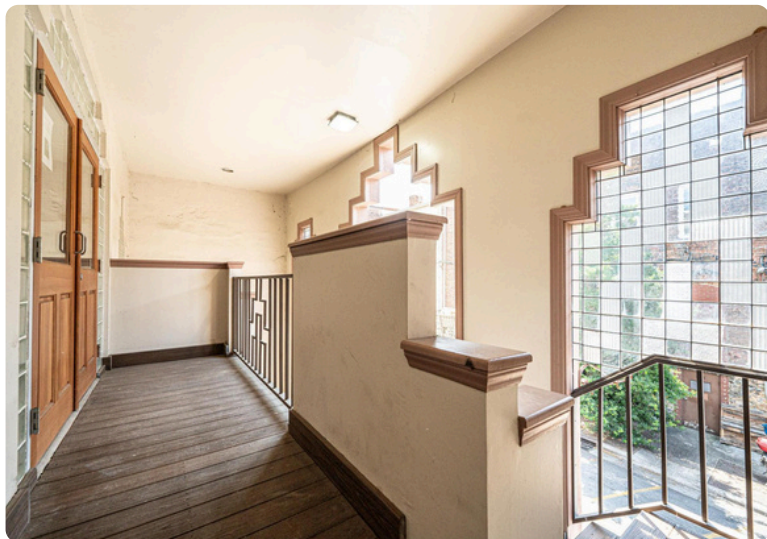


CONTACT INFO

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PHOTOS



AERIAL & PROPERTY HIGHLIGHTS



Image from Google Earth

8,480 SQUARE FEET

**NEW ROOF
UPDATED IN 2021**

**CEILING HEIGHTS RANGE
FROM 8'9" -12'**

**LOCATED IN HEART OF
DOWNTOWN HICKORY**

8 INDIVIDUAL SUITES

**SEPARATELY METERED
UTILITIES**

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