



Image from Google Earth

**FOR LEASE  
\$2,500/MO  
FOR SALE  
\$327,900**

## 705 W 15TH ST CONOVER, NC

A versatile 866 sq. ft. space, ideally located with an impressive NCDOT annual average traffic count of 19,500. The property features a main office area complemented by an additional 432sf garage, making it suitable for various business ventures. While it does not have heating or air conditioning, there is a gas heater hookup for added comfort. Previously used as a car lot, this space offers great visibility and accessibility for your next enterprise.

## CONTACT INFO

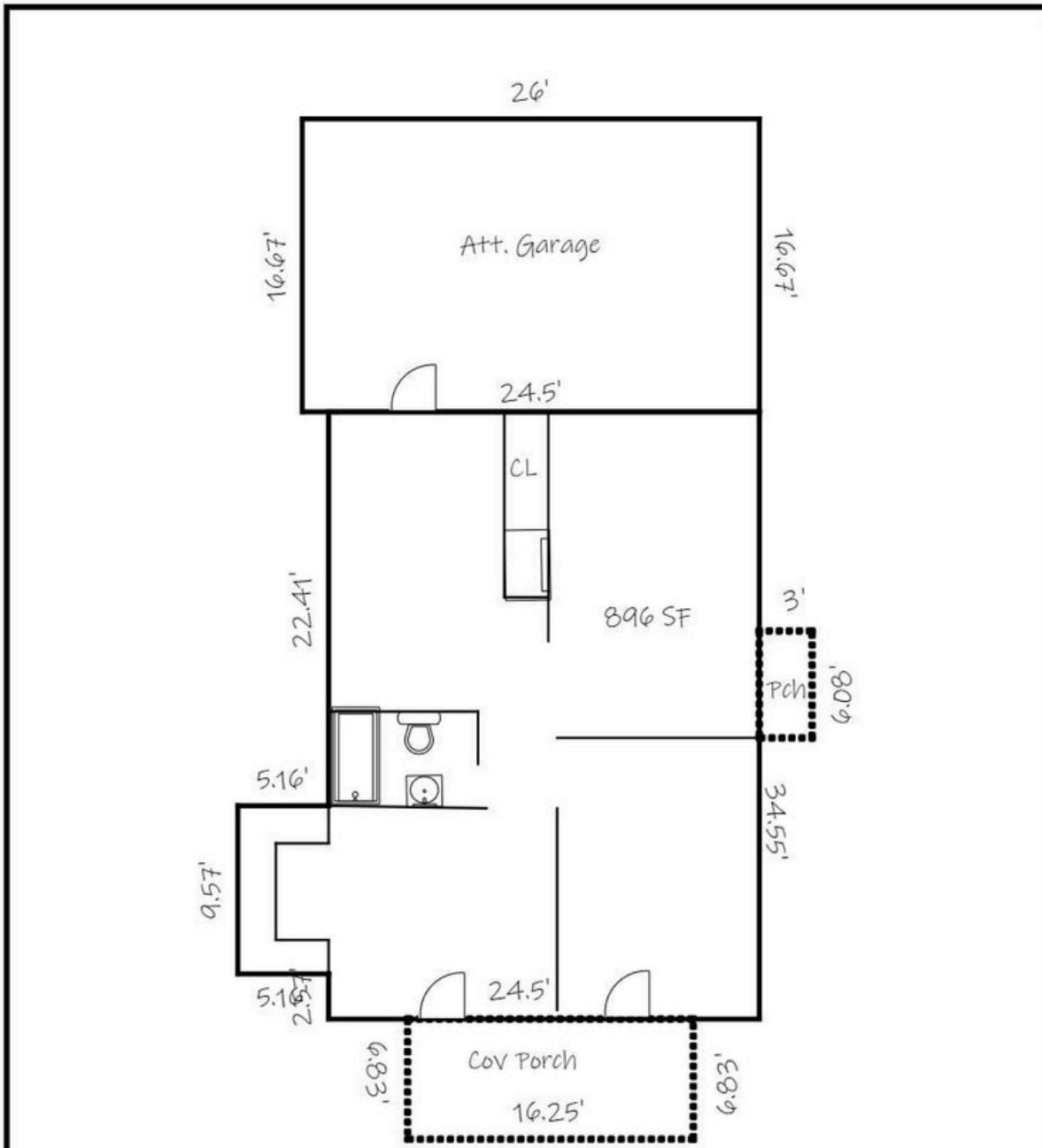
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# PHOTOS



# FLOOR PLAN



TOTAL Sketch by e la mode

## Area Calculations Summary

Living Area		Calculation Details
First Floor	895.86 Sq ft	$9.57 \times 5.16 = 49.38$ $24.5 \times 34.55 = 846.48$
<b>Total Living Area (Rounded):</b>	<b>896 Sq ft</b>	
<b>Non-living Area</b>		
Cov Porch	110.99 Sq ft	$16.25 \times 6.83 = 110.99$
Cov Porch	18.24 Sq ft	$6.08 \times 3 = 18.24$
1 Car Attached	433.42 Sq ft	$16.67 \times 26 = 433.42$



**866 SQUARE FEET**  
**GAS HEAT HOOKUP AVAILABLE**  
**MAIN OFFICE & GARAGE**

**NCDOT ANNUAL AVG TRAFFIC COUNT**  
**19,500**

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