



1,275 SQUARE FOOT COMMERCIAL SPACE- DOWNTOWN HICKORY

7 8 2 4 T H S T D R S W  
H I C K O R Y , N C

**\$1,100/MO**  
+\$100 UTILITIES  
WATER/SEWER

This 1,275 square foot suite offers 10-foot ceilings and a flexible floor plan, making it easy to customize. It's conveniently located near US Highway 70 and just a few stoplights from the I-40 access ramp. The property features a spacious, paved parking lot shared by tenants. Zoned C-3, with water and sewer services provided by the City of Hickory.

CONTACT FOR MORE INFORMATION

**GAVIN MITCHELL**

Real Estate Broker

(828) 322-1723 | gavin@bhicp.com



BOYD & HASSELL  
**BHIC**  
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.



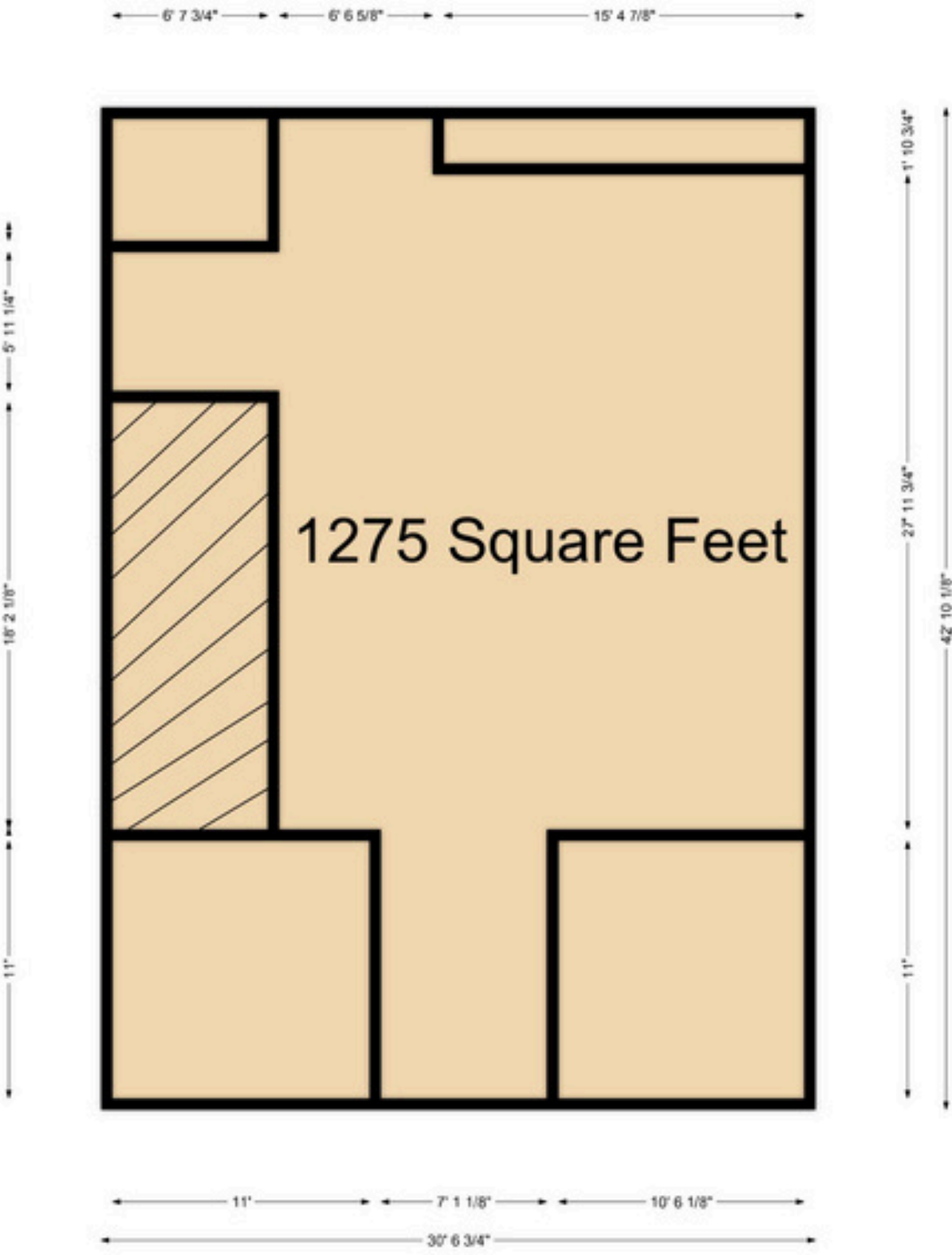
# PROPERTY HIGHLIGHTS & PHOTOS



BOYD & HASSELL  
**BHIC**  
INDUSTRIAL & COMMERCIAL PROPERTIES, INC.

200 FIRST AVENUE NW, SUITE 507, HICKORY, NC 28601

782 4th St Dr SE







## PROPERTY HIGHLIGHTS

- Central Air & Gas Heat
- Close proximity to I-40 & Hwy 70
- Shared Paved Parking
- 10' Ceilings
- Office Space & Restrooms
- NEW Floors & Paint



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