



FOR SALE
\$179,900

910 1ST AVE SW HICKORY, NC

This property sits just one city block from the new River/City Walk and offers over 300 feet of road frontage on a high-traffic corner lot—9,400 cars pass by daily, according to the 2023 DOT Traffic Count. The building has a vintage 1961 gas station charm hiding behind the vinyl front, with a garage door that could be restored and a large walk-in cooler included (functionality unknown). Neighboring buildings are being renovated, and new businesses are moving in — make this one yours!

CONTACT INFO

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(828) 322-1723

PHOTOS & PROPERTY HIGHLIGHTS



**300 ft Road Frontage
with 9,400 AADT**

Incredible Potential
Food Store, Deli, Beer Garden, etc.

**Phase 1 Environmental
Study Completed**

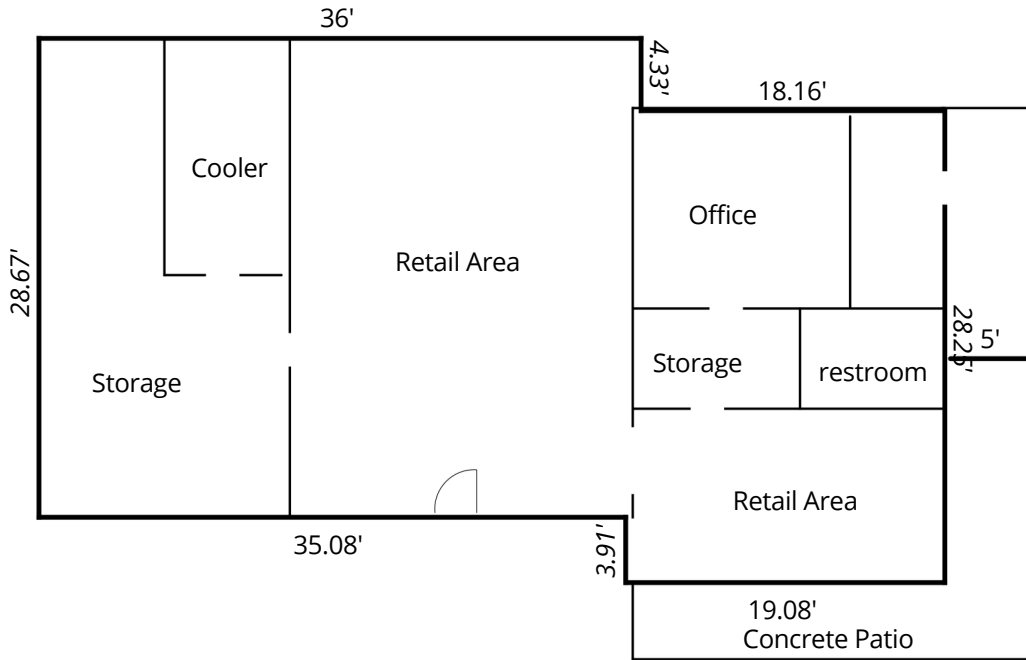


PHOTOS & PROPERTY HIGHLIGHTS



Building Sketch

Borrower					
Property Address	910 1st Ave SW				
City	Hickory	County		State	NC
				Zip Code	28602
Lender/Client					



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1548.74 Sq ft	$28.67 \times 35.08 = 1005.74$ $19.08 \times 28.25 = 539.01$ $0.92 \times 4.33 = 3.98$
Total Living Area (Rounded):	1549 Sq ft	



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