



1295 N MAIN AVE · NEWTON, NC · CATAWBA COUNTY

**Flexible retail/office use under B-4 zone**  
*with new features and high-visibility.*

OFFERED AT  
**\$159,900**

**5,600+**  
 NCDOT AADT

**1,200**  
 SQUARE FEET

**B-4**  
 ZONING

Charming brick building on a desirable corner lot in Newton, offering flexible retail or office use under new B-4 general business zoning (Catawba County). Thoughtfully updated with a mini-split HVAC system, new plumbing fixtures, and a convenient kitchenette. Open floorplan provides a versatile layout ready to configure for a wide range of business uses. 1,200 SF on a .18-acre corner lot with gravel parking and 5,600+ vehicles per day passing by. A rare opportunity to own a move-in-ready commercial property in a high-visibility corner location.

**PROPERTY FACTS**

<b>PIN</b>	<a href="#">374005085151 (Catawba County)</a>
<b>ZONING</b>	B-4, new general business zoning
<b>USE</b>	Flexible, retail or office
<b>HEAT/COOL</b>	Mini-split HVAC system
<b>FEATURES</b>	New plumbing fixtures, convenient kitchenette, open floorplan, on 0.18 ac corner lot.



FOR INQUIRIES

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