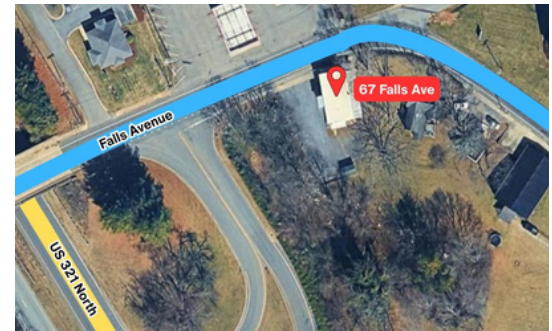




67 FALLS AVENUE - GRANITE FALLS, NC - CALDWELL COUNTY

Multi-unit investment opportunity

Retail opportunity with 3 additional residential units

OFFERED AT
\$199,000

1,688 SQFT
 RETAIL SPACE

LOADING DOCK
 ADDITIONAL DRIVE UP DOCK

H-B
 ZONING

Positioned directly off Highway 321 with over 5,800 passing vehicles daily, this iconic Granite Falls landmark—once a bustling neighborhood grocery store—is a blank slate ripe for a total transformation. This building is vacant and ready for work, featuring 1,600+ square feet of high-visibility, ground-floor retail space anchored by three renovation-ready apartments: two upstairs (a 2 bed/1 bath and a 1 bed/1 bath) plus a 2 bed/1 bath basement unit. Whether you dream of running a storefront while living upstairs or building a diverse multi-stream income portfolio, 67 Falls Avenue is the ultimate canvas for anyone armed with vision and sweat equity.

PROPERTY FACTS

PIN	2785146913 (Caldwell County)
ZONING	H-B
APARTMENTS	two units: 2 bed/1 bath, 1 unit 1 bed/1 bath



FOR INQUIRIES

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