

# 243 Market Street, Cramerton, North Carolina 28032-1146

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List Price: **\$106,900**

MLS#: **4129613**      Category: **Commercial Sale**      County: **Gaston**  
 Status: **ACT**      City Tax Pd To: **Cramerton**      Tax Val: **\$33,870**  
 Subdivision:      Project:  
 Zoning Spec: **RET01**      Zoning:  
 Parcel ID: **185576**      Deed Ref: **5319-679**  
 Legal Desc: **JOHN W GROVES L 1 15 031C 038 00 000**  
 Apprx Acres: **0.11**      Apx Lot Dim:



<u>General Information</u>	<u>Listing Information</u>
Type: <b>Food Service</b>	Lse Consider: <b>Yes</b>
Second Type: <b>Special Purpose</b>	
Sale/Lse Inc: <b>Building, Business, Equipment, Fixtures, Inventory, Land, Other</b>	
Documents:	
In City: <b>No</b>	
Restrictions: <b>Other - See Remarks</b>	
Rstrict Cmnts: <b>Natural Gas Pipeline easement</b>	
<u>Bldg Information</u>	<u>Square Footage</u>
New Const: <b>No</b>	Total:
Builder:	Min SF Avail: <b>140</b>
Year Built: <b>1998</b>	Max SF Avail: <b>140</b>
Const Status: <b>Completed</b>	Min Lse#/SF: <b>\$172.00</b>
Const Type: <b>Manufactured</b>	Max Lse\$/SF: <b>\$172.00</b>
# of Bldgs: <b>1</b>	Office SqFt:
# of Rentals:	Warehse SF:
# of Units:	Garage SF:
Baths Total:	
# of Stories:	

Additional Information

Rail Service:      Road Front:      Lsd Condr: **Yes**      Flood Pl:

Prop Finance: **Cash**

Ownership: **Seller owned for at least one year**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: <b>No</b>	Basement Dtls: <b>No</b>
Foundation: <b>Permanent</b>	Fireplaces:
Accessibility:	Construct Type: <b>Manufactured</b>
Exterior Cover: <b>Vinyl</b>	Road Frontage:
Road Surface: <b>Gravel</b>	Patio/Porch: <b>Deck, Porch</b>
Roof: <b>Metal</b>	Other Structure:
Security Feat:	Inclusions: <b>Building, Business, Equipment, Fixtures, Inventory, Land, Other</b>
Utilities: <b>Electricity Connected, Propane</b>	
Appliances: <b>Beverage Refrigerator, Freezer, Refrigerator</b>	
Floors: <b>Vinyl</b>	

Utilities

Sewer: **City Sewer**      Water: **City Water**

Heat: **Other - See Remarks**      Cool: **Window Unit(s)**

Restrictions: **Other - See Remarks - Natural Gas Pipeline easement**

Association Information

Subject to HOA: **None**      Subj to CCRs: **Undiscovered**

Remarks Information

Public Rmrks: **Well known ice cream & hot dog outlet in Cramerton, NC formerly "the Shack" is now available to own & make your entrepreneurial dreams come true. A lifestyle business like few others... established & turn key in an extremely high visibility area. Located on Market Street near Cramerton crossroads, one of the main entrances to McAdenville (ChristmasTown, USA). Includes the real estate, building, fixtures, equipment, inventory, commercial grade appliances, & potentially the POS system. Half bath inside. A permit is needed with health department to serve hot dogs, but not for ice cream, shaved ice, or coffee. Gas pipeline on a corner of property, & the structure is located in the easement for the pipeline. Per gas line representative, if building were ever moved due to maintenance on the line, a mobile style structure would be necessary to get permission to return. Previous annual sales were higher than the asking price (with only open during peak season). Potential galore! Agent is Owner**

Directions:

Listing Information

DOM: **53**      CDOM: **53**      Slr Contr:

UC Dt:      DDP-End Dt:      LTC:

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