

# 2818 & 2828 S New Hope Road, Gastonia, North Carolina 28056

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List Price: **\$775,000**

MLS#: **4335915**      Category: **Commercial Sale**      County: **Gaston**  
 Status: **ACT**      City Tax Pd To: **Gastonia**      Tax Val: **\$303,280**  
 Subdivision:  
 Zoning Spec: **OLC / RS 12**      Zoning: **OLC**  
 Parcel ID: **148689 & 148690 + more**      Deed Ref: **4431 / 2137**  
 Legal Desc: **10 117 061 00 000, HENDERSON TRACT BLK B L 9-11 10 117 062 00 000**  
 Apprx Acres: **0.32**      Apx Lot Dim:



General Information

Type: **Office**  
 Second Type: **Business, Food Service, Free Standing Retail Building**  
 Sale/Lse Inc:  
 Documents:  
 In City: **Yes**  
 Restrictions: **N/A**  
 Rstrict Cmnts: **None**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1938**  
 Const Status: **Completed**  
 Const Type: **Site Built**  
 # of Bldgs: **2**  
 # of Rentals:  
 # of Units:  
 Baths Total:  
 # of Stories:

Square Footage

Total:  
 Min SF Avail: **2,900**  
 Max SF Avail: **2,900**  
 Min Lse\$/SF: **\$0.00**  
 Max Lse\$/SF: **\$0.00**  
 Office SqFt:  
 Warehse SF:  
 Garage SF:

Additional Information

Rail Service:  
 Ownership: **Seller owned for at least one year**  
 Spcl Cond: **None**  
 Rd Respons: **Publicly Maintained Road**  
 Addl Parcels: **148689 & 148690**  
 Road Front:  
 Lsd Condr: **No**  
 Flood Pl:

Features

Fixtures Exclsn: **No**  
 Accessibility:  
 Road Surface: **Concrete, Gravel**  
 Security Feat:  
 Basement Dtls: **No**  
 Construct Type: **Site Built**  
 Patio/Porch:  
 Inclusions: **Building**

Utilities

Restrictions: **N/A - None**

Association Information

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

Remarks Information

Public Rmrks: **Commercial assemblage opportunity on S. New Hope Road. Two adjoining parcels totaling 0.96 acres are offered together to create a more functional redevelopment site with better frontage and access. The larger parcel is zoned OLC and includes an existing 1,900 SF structure in need of rehab; the smaller parcel is zoned RS-12 with a 1,000 SF residential home. The combined site is very flat and build-ready, and the assemblage sits directly adjacent to a brand-new commercial retail strip center (not yet opened), demonstrating immediate commercial momentum along this corridor. While both structures have potential, the primary value is in the combined land and location. This stretch of S. New Hope Road is part of the planned NCDOT U-5821 N.C. 279 improvement project (Union New Hope Rd to Redbud Dr), expected to enhance roadway capacity and long-term visibility. Parcels will not be sold separately. Buyer to verify zoning, utilities, and allowable uses.**

Directions:

Listing Information

DOM: **6**      CDOM: **6**      Slr Contr:  
 UC Dt:      DDP-End Dt:      LTC: