

AVAILABLE RETAIL PROPERTY

127 LOCUST ST. SPRUCE PINE, NC 28777



- 0.06 Acres
- 5300 Square feet
- Street Parking / Parallel parking in front of store
- Within Downtown City Limits
- Electricity provided by Duke Energy
- Multiple high speed fiber optic service providers — up to 1GIG
- Water and sewer provided by Town of Spruce Pine
 - 1,200 gallons per minute
 - 460,000 gallon back up storage tank
- Town Zoning Limit

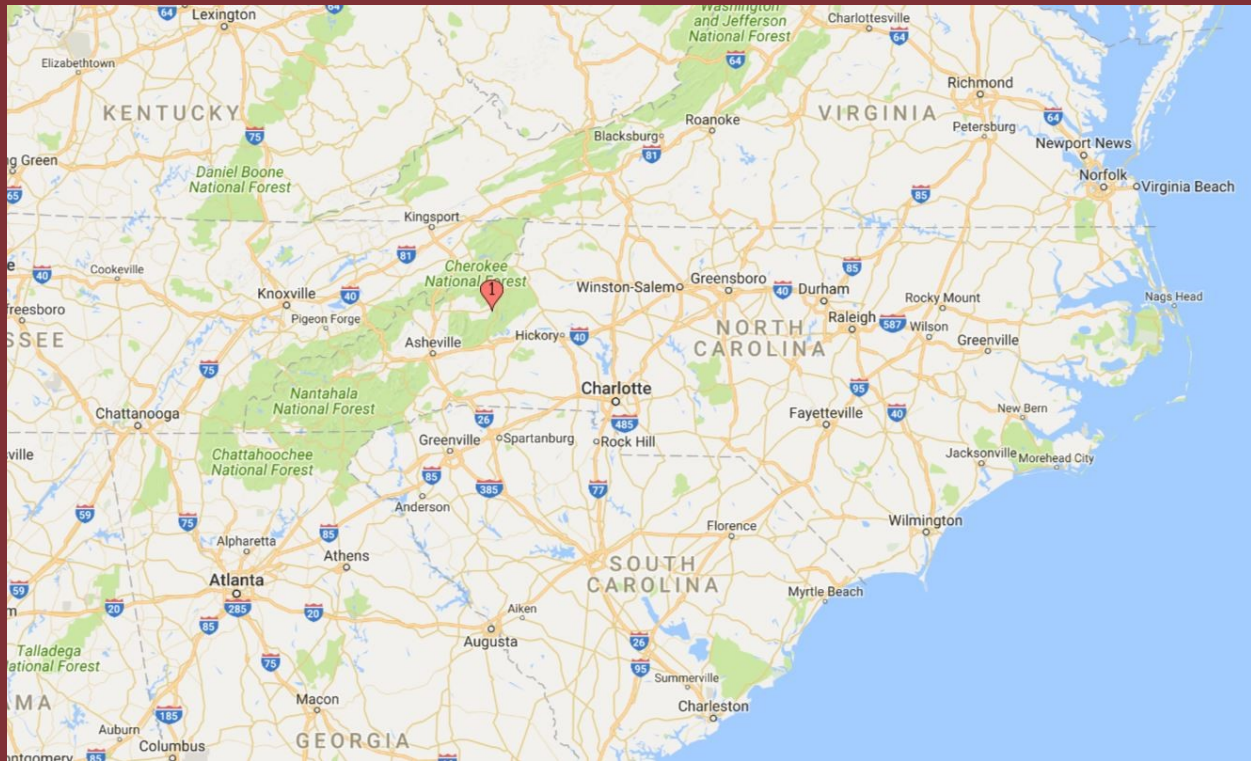
**CONTACT TREE HOUSE
MOUNTAIN REALTY**

(828)-765-1655

EMAIL: INFO@TREEHOUSEMTN.COM



127 LOCUST STREET SPRUCE PINE, NC 28777



- Approximately 1 mile to US Highway 19E
- Four lane access to I-40 and I-26
- Potential incentives available for qualifying industry
 - Low or no cost purchase
 - Water taps
 - Water cost reduction for a period
- Potential incentives through EDPNC <https://edpnc.com/relocate-or-expand/incentives/>
- Low 3% corporate NC income tax rate
- Tier 1 incentives
- Mayland Community College Anspach Advanced Manufacturing School available for work-force training
 - 10th ranked college on the 50 top community colleges — *thebestschools.org*
 - 32nd ranked college in the top 50 community colleges — *Washington Monthly*
 - 9th ranked college in the nation's top 10 community colleges — *Bankrate, Inc.*
 - 16th ranked in Community Colleges in the U.S. — *Create A Career's Top 25*
- Less than one-day drive time to 60% of the US population
- Contact Tree House Mountain Realty for more information: (828)-765-1655

26 Crimson Laurel Circle, Suite 11
Bakersville, NC 28705
828-537-1404
director@mitchellcountyedc.org
www.mitchellcountyedc.org

