



726 FREEDOM DR
CANTON, NORTH CAROLINA



INVESTMENT SUMMARY

GENERAL DESCRIPTION:

A high quality Morton® building comprised of two separate suites, 722 and 726 Freedom Drive.

Only 726 Freedom Drive is offered for sale. Current condition is mostly unfinished space with mixed-use potential. Each suite will be separately metered for utilities.

722 Freedom Drive is a Class A retail and manufacturing suite, home to Sabbath-Day Woods, specialists in handcrafted fine American furniture.

Located just one mile from I-40 Exit 33, the subject property is easily accessible and ideally situated to serve the Asheville metropolitan area. The site fronts I-40 with 250 feet of road frontage and billboard potential.

LOCATION:

726 Freedom Drive
Town of Canton, Haywood County, NC 28716
(Outside town limits)

PRICE:

\$249,000

PRICE / SQ.FT.:

\$74.80 per gross square foot including unheated areas

BUILDING AREA:

± 3,329 gross square feet unfinished

FLOORS:

One-story

LAND AREA:

1.0 acre by survey. 0.851 acres by tax card.
(Site area for both 722 & 726 Freedom Drive)

YEAR BUILT:

2003

CONSTRUCTION:

Morton® building. Wood frame; Hardiplank® & metal siding;
concrete flooring; metal roof

1 restroom

Ceiling height: ±12' to beams

1 sliding drive-in door (9' wide)



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CANTON, NC

Gravel parking

ZONING:

None

UNDERGROUND UTILITIES:

Public water, public sewer, electricity, natural gas, fiber optics
3 Phase – 400 amp service available

LEGAL / TAX:

A portion of PIN: 8667-29-0239 Deed Book 519 at Page 762
2009 Real Estate Taxes: \$1,471.80 for both 722 and 726
Freedom Drive.

ROAD FRONTAGE:

± 250 feet per tax card with exposure to Interstate 40
Pole sign on site with interstate visibility

ACCESS:

Freedom Drive
± 0.9 miles from I-40 Exit 33
± 3 miles from Town of Canton and 18 miles to Asheville CBD

I-40 TRAFFIC COUNT:

44,000 vehicles per day east of I-40 Exit 33
NC DOT 2008 Study

SITE PHOTOGRAPHS



Building Front (NE)



Building Front (NW)



Interior



Interior



Interstate 40 Exposure

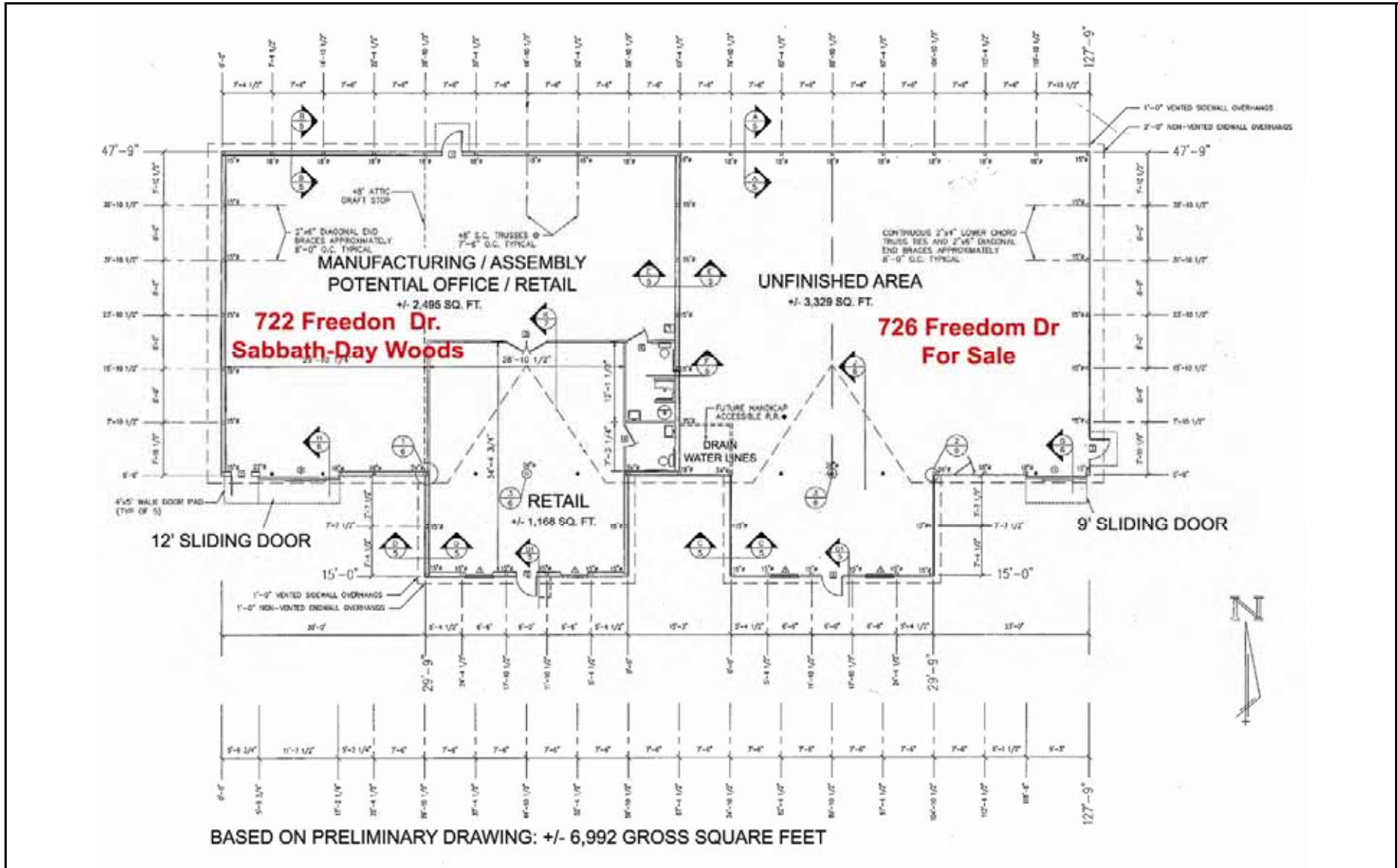
CLOSE-UP AERIAL



HIGH-UP AERIAL



FLOOR PLAN





726 FREEDOM DRIVE

CANTON, NC

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