

606 Hwy 29 North **China Grove NC 28023**

(All information below was gathered from Rowan County Offices, must be verified by Buyer)

3 Parcels totaling 2.68 Acres located within the Town limits of China Grove
Local Utilities are available

Road Frontage (per Rowan County GIS Online Data):

240 feet of road frontage along Hwy 29

279 feet along Lentz Rd.

235 feet along Bare St.

Parcel 1)

Deed Book-Page: 786/916

Parcel # 124A031

.82 Ac (excludes street right of ways)

Parcel 2)

Deed Book-Page: 1228/784

Parcel # 124A03101

1.56 Ac (excludes street right of ways)

Parcel 3)

Deed Book-Page: 786/915

Parcel # 124A04701

.3 Ac (excludes street right of ways)

Zoning For All 3 Parcels:

HB (Hwy Business)

The property currently has an old service station building located on parcel 1 which is in disrepair and not usable. Also on Parcel 1 are 4 UST's(1-10K gallon 2- 8K gallon), 2 of which are currently out of compliance and may require removal & remediation if the property will be used as a gas station. There are 4 AST's located on parcel 2 (2-5K gallon 2-250 gallon). The property is being sold " As-Is ". Price quotes have been obtained from Highlands Environmental (Joe Beaman) for a Phase II Inspection and for Removal & Closure of the tanks. Phase II Cost Estimate: \$8400. Removal-Closure Cost Estimate: \$36,500. These quotes are available to a buyer upon request. A third party BPO was completed for the property owner in 2017. Estimated Sales Price considering Phase II & Tank closures is \$960K-\$1.205M.

NCDENR UST Section Facility ID# 00-0-0000034514