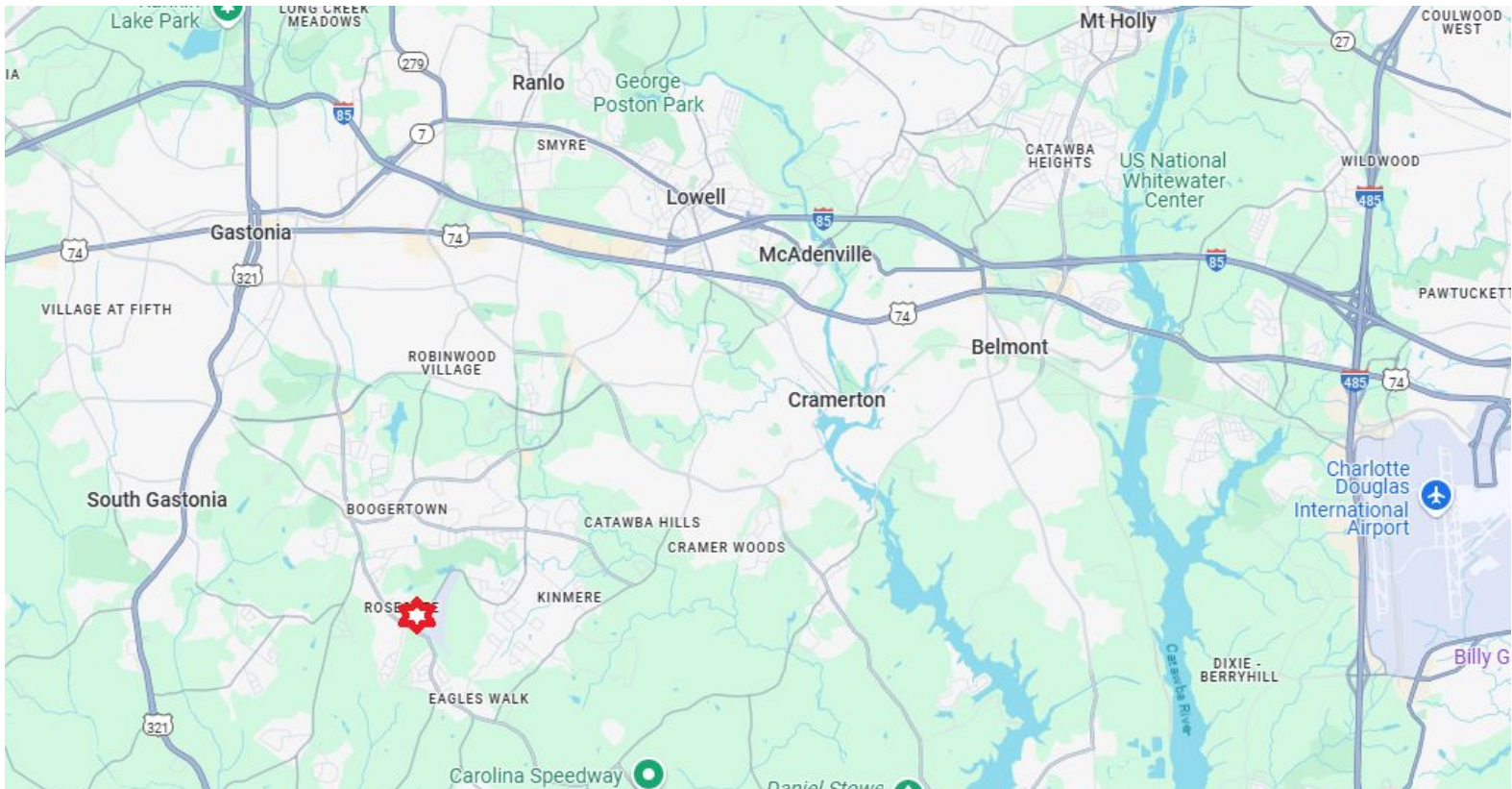


**Gaston Day School Road
Gastonia NC 28056**

Commercial Land

FOR SALE


CAROLINA
REALTY ADVISORS
Offered at \$695,000



Parcel ID: 220736 Acreage: 1.903 Zoning: C-1 (Gaston County)

Summary:

1.9 acres available on Gaston Day School Road near the intersection of Union Road and adjacent to the Atrium Health Primary Care Riverwood building. It is well located in the county with access to major/minor roads, rooftops and shopping. This site is permitted for self storage with approvals and plans in place- 32,525SF and 30,225 RSF. Other attractive uses possible in C-1 zoning (Gaston County). The site is level and boasts 175' of road frontage and is well located around significant rooftop development..

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1001 EAST BLVD., SUITE B
CHARLOTTE, NC 28203
www.CharlotteNCCommercial.com

Rob Cassam

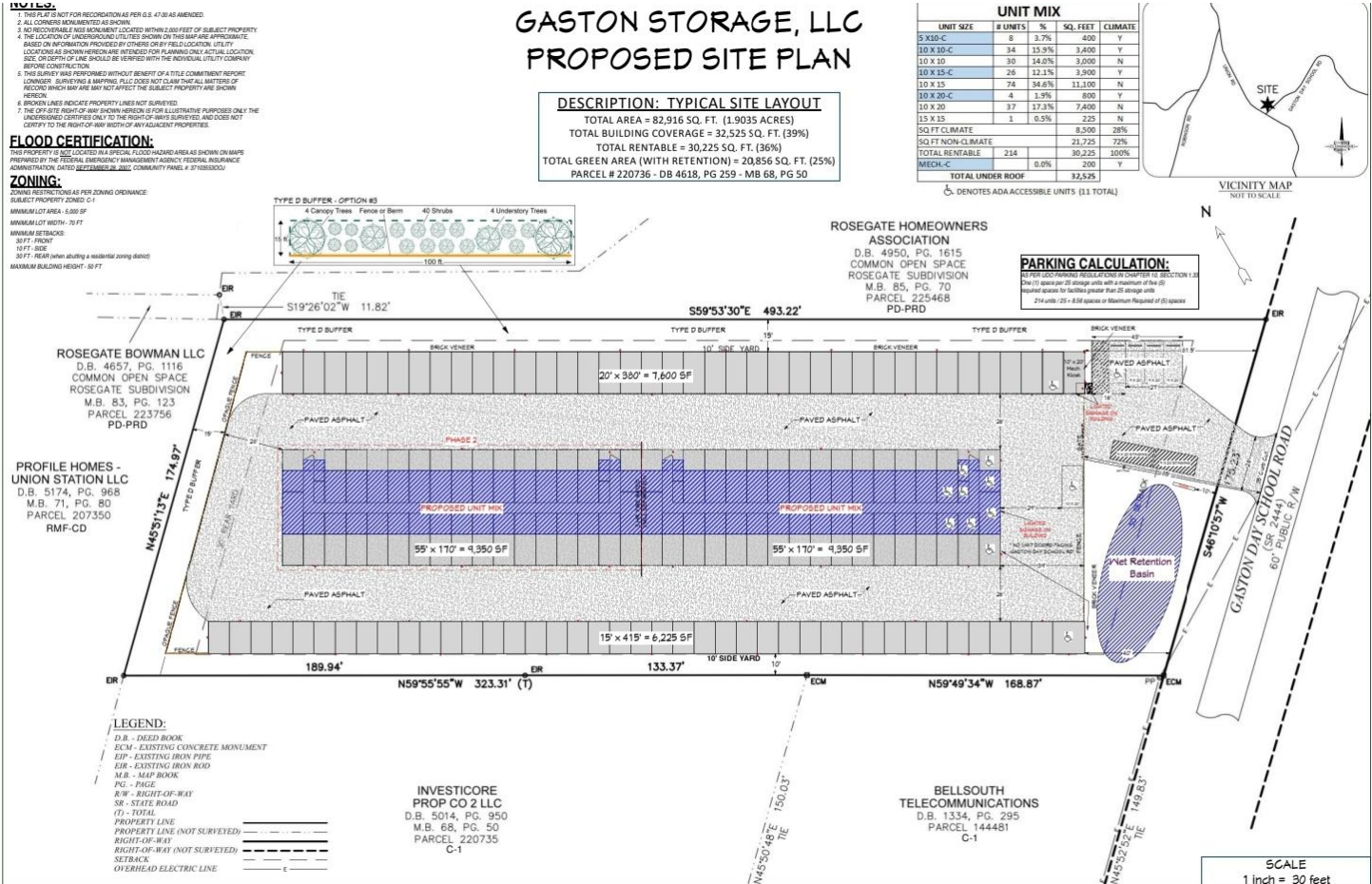
Broker | CCIM
704-533-3074 (Mobile)
704-442-1774 x100 (Office)
rob@charlottencproperty.com

Self Storage Opportunity

Gaston Day School Road
Gastonia NC 28056

Commercial Land

FOR SALE



Highlights

- Approved for 30,225 Net Rentable SF (32,525 under roof)
- Obtained Zoning Permit with no expiration date. - Zoned C-1
- Site Plan has been approved
- Grading, Erosion Control and Stormwater Engineering Completed
- Obtained Erosion Control and Stormwater Permits (will need to be renewed)
- Gaston County Property Tax - Not in the city jurisdiction.
- City water and sewer is adjacent to property.

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Commercial Land FOR SALE

PROPERTY PHOTOS



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PROPERTY PHOTOS

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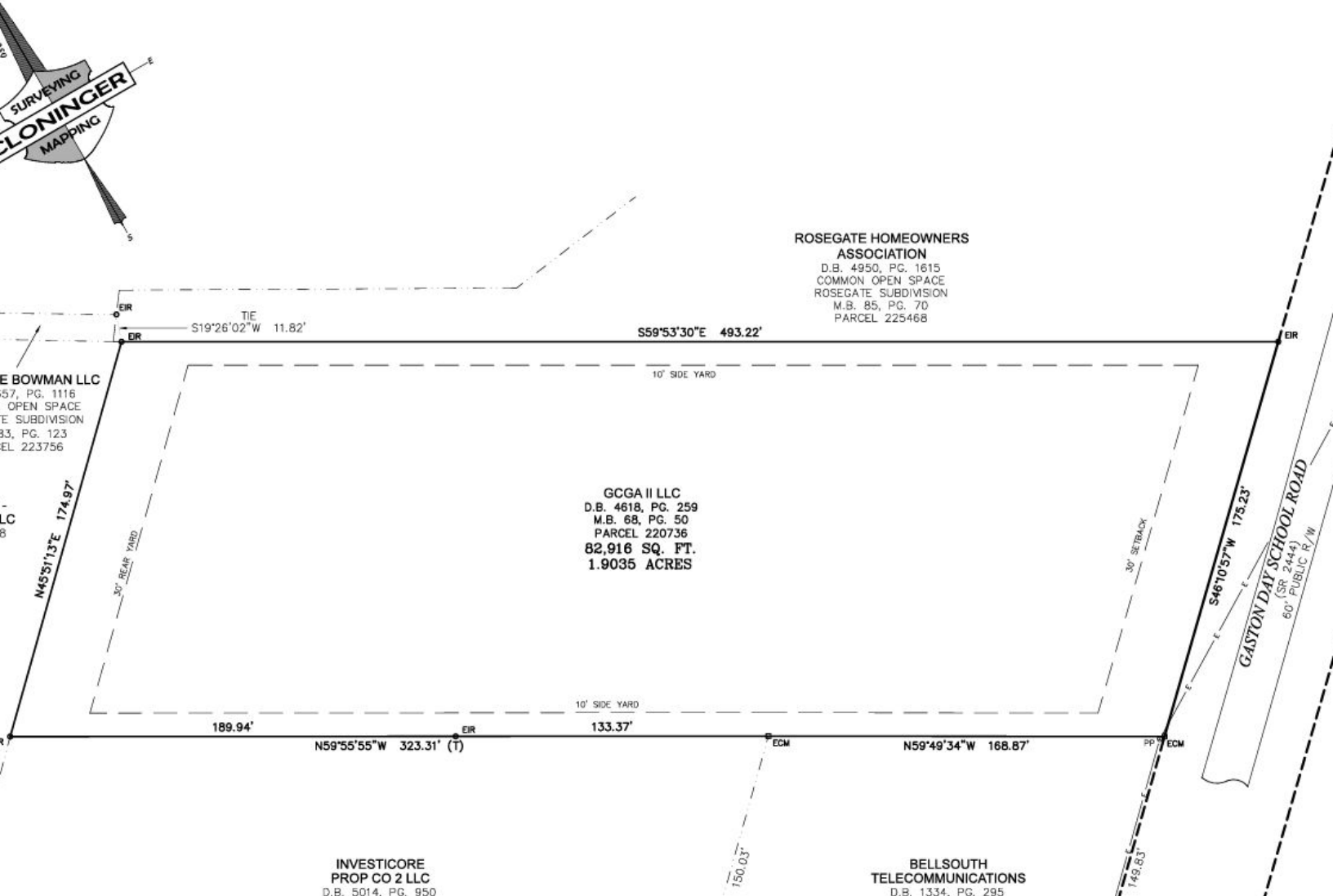
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**Gaston Day School Road
Gastonia NC 28056**

Commercial Land

FOR SALE

SURVEY



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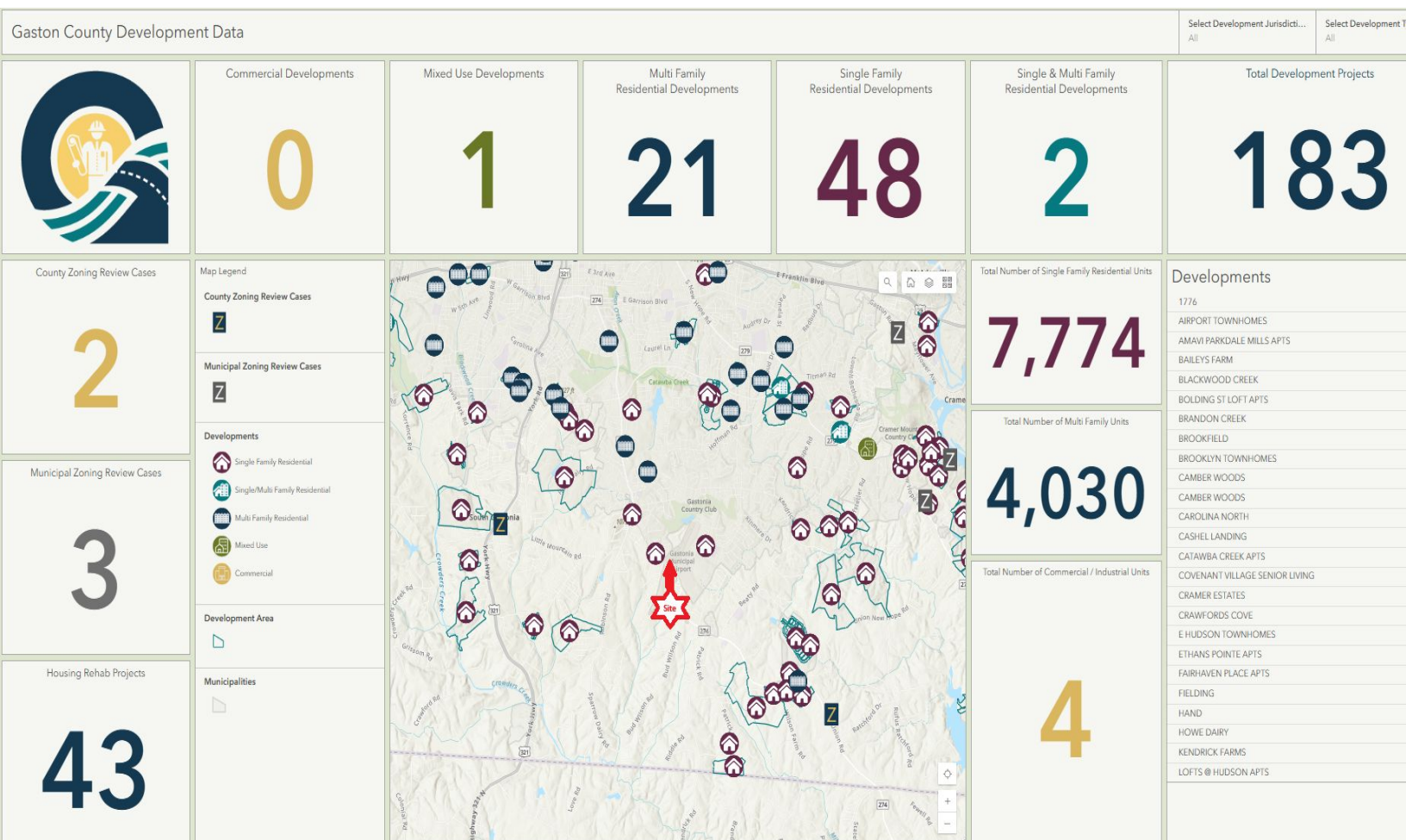
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**Gaston Day School Road
Gastonia NC 28056**

AREA DEVELOPMENT

**Commercial Land
FOR SALE**



Be sure to review the tremendous development happening nearby. Within the frame of this map alone, we have 21 multifamily developments (4,030 units) and 48 single family (7,774 units) included in projects approved and proposed.

Source:

<https://gis.gastoncountync.gov/portal/apps/dashboards/c11062985ed645188a91a6aaa3e34b3d>

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