

**FOR SALE**  
**\$5,500,000**

# The Commercial Building



**193 - 197 W Main Avenue | Gastonia NC 29052**



**Mountain View**  
Commercial Real Estate

1846 E Franklin Blvd, Suite B, Gastonia, NC 28054

**For More Information: 980-522-8363**

**Mo Sallah**

**Mo@mvcommercialre.com**

**Patty Neinast**

**Patty@mvcommercialre.com**

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The Commercial Building is located in the heart of downtown Gastonia's Central Business District. At the corner of W Main Avenue and South Street, this iconic building anchors the corner of W Main Avenue and South Street. Listed on the National Historic Register, the property features 7 stories, 43,912 sf, a mezzanine, full basement, and two elevators. The 360 degree view from the rooftop encompasses a view of the Charlotte skyline to the east and surrounding mountains in the other quadrants.

Please contact Mountain View Commercial at 980.522.8363 to schedule your preview.



  
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## Property Information

- Parcel ID # 105834
- +/- 42,912 SF
- 7 Stories
- Mezzanine and Full Basement
- 360° Rooftop View
- 2 Elevators
- 0.13 Acres
- Built in 1923
- National Historic Register
- Zoned CBD (Central Business District)
- Opportunity Zone
- Charlotte Douglas International Airport 16 miles



  
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### Recent Downtown Investment

- Center City Crossings: \$25 million investment by Kuester Development, 90 market-rate apartments
- Trenton Mill: \$25 million investment by LMG Development, 85 market-rate apartments
- Rustins: \$3 million by TRW LLC, 3 above market-rate condo units and retail space
- Dirty Bull: \$2 million, new brewery in FUSE District
- Franklin Yards: \$50 million investment by Highline Partners, 230 market-rate units and commercial space
- The Vintage: \$1 million investment, whiskey and cigar bar
- The Esquire; Boutique hotel and restaurant

\*Source: Gastonia Downtown Development, City of Gastonia



Tom Hauer  
Photography

  
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