

# Former Hardware Store in Downtown Tabor City

## 305 S Main St, Tabor City, NC 28463

Listing ID: 30125207  
Status: Active  
Property Type: Retail-Commercial For Sale  
Retail-Commercial Type: Free-Standing Building  
Size: 22,544 SF  
Sale Price: \$299,000  
Unit Price: \$13.26 PSF  
Sale Terms: Cash to Seller  
Ceiling: 12 ft.



### Overview/Comments

Formerly W F Cox True Value Hardware, this 22,544 sf brick & mortar building on Main Street offers excellent exposure for your business venture. The open area with columns spaced 28' and 34' apart give you lots of configuration options. 10' to the drop ceiling and 12' clear to the trusses, separate office space in the rear of the building houses a 13' x 25' vault. Roof and HVAC will need to be evaluated. The attached 90' x 190' building is included in the sale can be used for storage or removed for additional parking. Property includes 2 tax parcels: 11798 & 96044 totaling 1.25 acres with dimensions of approximately 264 x 198 x 259 x 215. The adjacent paved half-acre parcel 11808 is available for sale separately by the same owners for \$35,000.

### More Information Online

<http://www.nccommercialmls.com/listing/30125207>



### QR Code

Scan this image with your mobile device:

### General Information

Tax ID/APN:	011798	Gross Building Area:	39,644 SF
Retail-Commercial Type:	Free-Standing Building	Building/Unit Size (RSF):	22,544 SF
Zoning:	CBO	Usable Size (USF):	22,544 SF
Property Use Type:	Vacant/Owner-User	Land Area:	1.25 Acres
Building Name:	W F Cox True Value Hardware	Sale Terms:	Cash to Seller

### Area & Location

Retail Clientele:	General	Feet of Frontage:	264
Property Located Between:	Main Street & Green Sea Road	Airports:	Green Sea Airport 12 Miles; Myrtle Beach International Airport 41 Miles
Property Visibility:	Excellent		
Largest Nearby Street:	Highway 701 Business		

**Highway Access** Adjacent to US Highway 701 Business, the main business corridor in Tabor City, providing easy access to Loris, Conway and North Myrtle Beach

**Area Description** Tabor City sits on the South Carolina border in Southeast North Carolina. Founded as a rural market town on the Atlantic Coast, the strong agricultural history is still visible today. The municipality has a population of 4,287 and is located within 30 minutes of the Grand Strand (Myrtle Beach, SC and Brunswick County, NC). Tabor City is making the transition from an economy based on agriculture and textiles to one encompassing light manufacturing, service, retail and tourism. The town is working to promote small business development while attracting tourists and home buyers. Once known as the "Yam Capital of the World", Tabor City pays tribute to the area's sweet potato crop with the annual North Carolina Yam Festival every fourth Saturday in October. The festival celebrates the sweet potato with crafts, train rides, classic cars and trucks, arts and vendors. The North Carolina Visitors Center sits 1/2 mile from the building on Highway 701 Business.

### Building Related

Tenancy:	Single Tenant	Parking Type:	Surface
Total Number of Buildings:	2	Ceiling Height:	12
Number of Stories:	1	Loading Doors:	0
Property Condition:	Poor	Loading Docks:	0
Year Built:	1962	Passenger Elevators:	0
Roof Type:	Flat	Freight Elevators:	0
Construction/Siding:	Brick, Metal/Glass	Sprinklers:	None

Heat Type: Electricity  
Heat Source: Central  
Air Conditioning: Package Unit

Exterior Description Main retail space is 22,544 constructed of brick with a glass storefront. The attached 90 x 190 building is included in the sale and can be used for storage or removed for additional parking.

Parking Description There is ample parking in front of the building. Adjacent paved half-acre parcel 11808 is available for sale separately by the same owners and can be used for outside storage and/or parking.

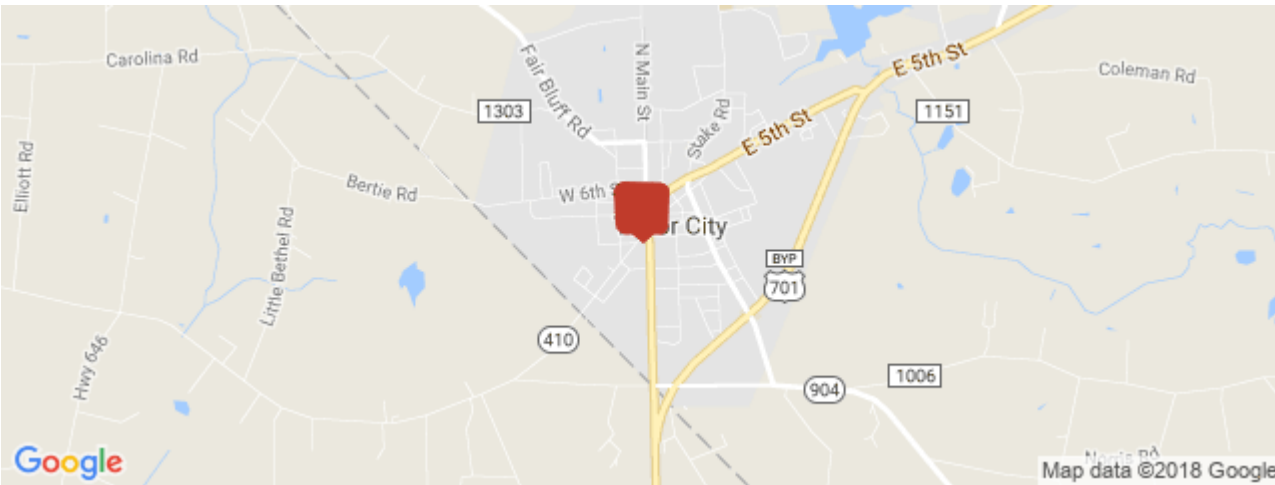
Interior Description Previously W F Cox True Value Hardware. Floors are a mix of carpet, tile and concrete. Many of the retail display units remain.

### Land Related

Zoning Description:	Central Business	Sewer Type:	Municipal
Lot Frontage:	264	Land Ownership:	Land is privately owned
Lot Depth:	198	Legal Description:	Tax ID 11798 & 96044
Water Service:	Municipal		

### Location

Address: 305 S Main St, Tabor City, NC 28463  
County: Columbus  
MSA: Myrtle Beach-Conway-North Myrtle Beach



### Property Images



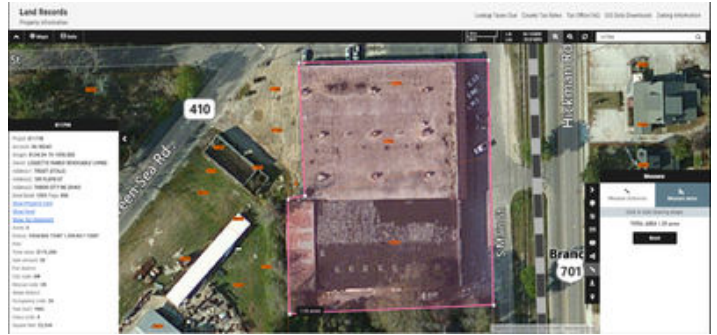
Exterior Front



Exterior Front 1



Aerial Outlined Buildings and Surround



Property Dimensions 11798 & 96044



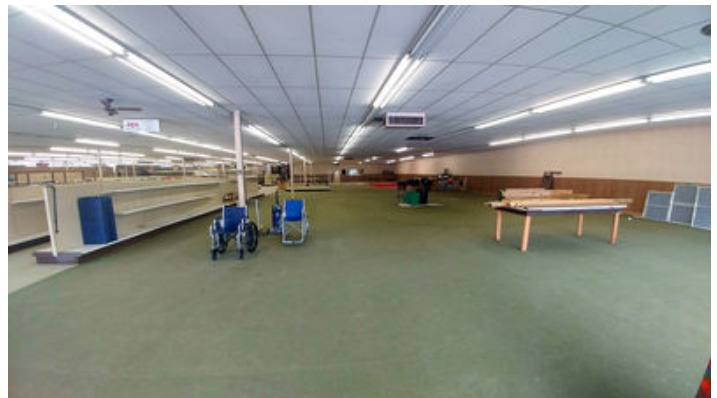
Aerial Outlined Buildings



Exterior Rear 2



Property Dimensions 11798 & 96044 -2



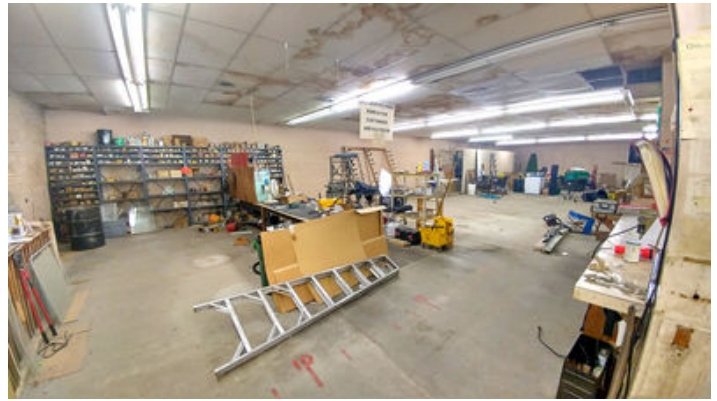
Interior 2



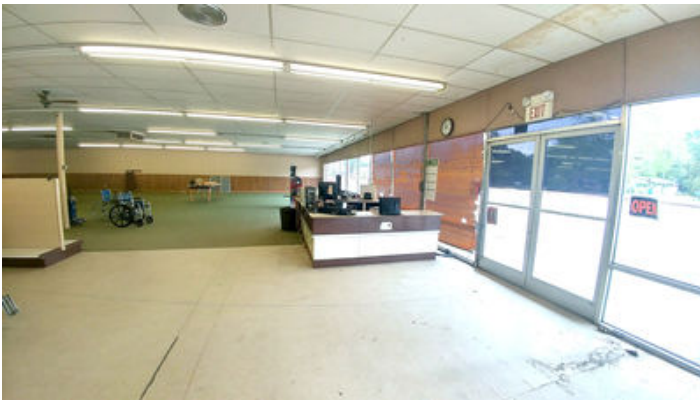
Interior 3



Interior 4



Interior 9



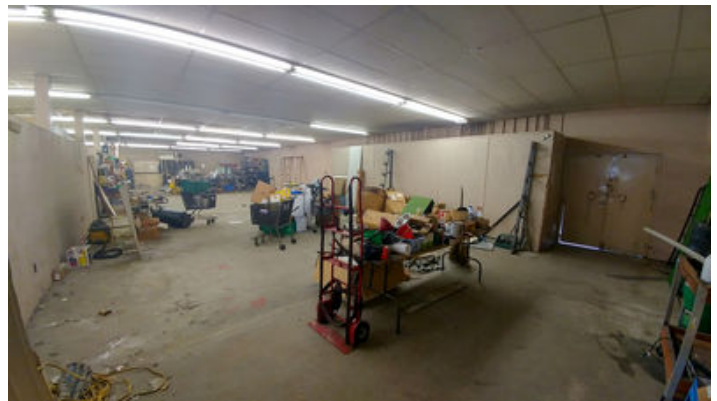
Interior 5



Interior 10



Interior 6



Interior 11



Interior 8



Interior 12



Interior 13



Office 1



Interior 14



Office 2



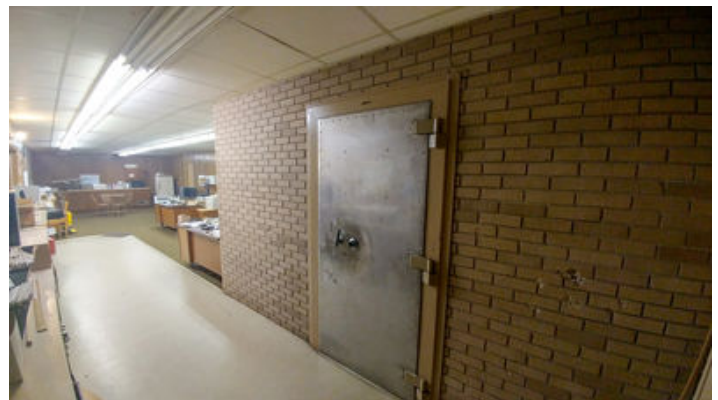
Interior 15



Office 3



Interior 17



Vault 1

## Property Contacts

---



### **Kelly Stuart**

Sloane Commercial Real Estate

910-393-7275 [M]

910-368-1187 [O]

[kelly@kellystuart.com](mailto:kelly@kellystuart.com)