

1512 Davie Avenue #2/11, Statesville, North Carolina 28677

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| | | | |
|--|----------------------------------|----------------------------|---------------------------|
| MLS#: 4259023 | Category: Commercial Sale | County: Iredell | List \$: \$348,000 |
| Status: ACT | Parcel ID: 4745604844.000 | Acres: 0.86 | |
| Legal Desc: OAKDALE HEIGHTS M1 BLKA PB3-116 | | | |
| City Tax Pd To: Statesville | Tax Val: \$250,560 | Deed Ref: 1899/1877 | |
| Lot Dim: 250' x 200' x 250' x 100' | | Elevation: | |
| Complex Name: | | OSN: Canopy MLS | |
| Comm Loc: Freestanding | | | |



General Information

Type: **Office**
 Second Type: **Business, Medical/Dental, Special Purpose**
 Sale/Lse Inc: **Building, Fixtures, Land, Other**
 Documents:
 In City: **Yes**
 Restrictions: **No Representation, Other - See Remarks**
 Rstrict Cmnts: **Zoned O-I, Best Use: Office; Code 0400**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1956**
 Const Status:
 Const Type: **Site Built**
 # of Bldgs: **1**
 # of Rentals:
 # of Units:
 Baths Total: **1**
 # of Stories: **1**

Square Footage

Total: **1,522**
 Min SF Avail: **1,522**
 Max SF Avail: **1,522**
 Min Lse\$/SF: **\$0.00**
 Max Lse\$/SF: **\$0.00**
 Office SqFt:
 Warehouse SF:
 Garage SF:

Additional Information

Rail Service: **No** Road Front: **250** Lsd Condr: **No** Flood Pl: **No**
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Features

| | |
|---|---|
| Lot Description: Trees, Other - See Remarks Waterbody Nm: View: City Windows: Insulated Window(s) Fixtures Exclsn: No/Small Refrigerator, Mini Fridge, Instrument Cleaner, Surgical Instruments, Microscope, Autoclave, X-ray Machine, Computers, Medicines Foundation: Permanent Fencing: Partial Accessibility: Exterior Cover: Block, Brick Full Road Surface: Paved Roof: Composition Shingle Other Equipmnt: Other - See Remarks Security Feat: Suitable Use: Commercial, Other - See Remarks Utilities: Cable Connected, Electricity Connected, Natural Gas, Phone Connected, Other - See Remarks Appliances: Electric Water Heater, Freezer, Refrigerator, Washer/Dryer Included, Other Floors: Tile Property Feat: Reception Area | Lake/Wtr Amen: None Doors: Laundry: Basement Dtls: No/Other Fireplaces: 2nd Living Qtr: Construct Type: Site Built Road Frontage: City Street/250 Patio/Porch: Other - See Remarks Other Structure: Shed(s), None Horse Amenities: Inclusions: Building, Fixtures, Land, Other Fire Sprinkler: None |
|---|---|

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Heat Pump, Natural Gas** Cool: **Central Air, Electric**
 Restrictions: **No Representation, Other - See Remarks - Zoned O-I, Best Use: Office; Code 0400**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered**

Public Remarks

Established commercial space Statesville, NC. Opportunity awaits this 1,522 sq.ft. commercial property operating as a veterinary clinic. Strategically positioned between Davie Ave and Norwood Rd. High-visibility location offers strong traffic exposure and excellent accessibility, ideal for medical, office or service-based businesses. Well-designed floor plan includes a reception area, operating room, animal holding/exam rooms and office. Storage areas and utility space for smooth operations. A 2015 remodel included drywall, electric, roof, electric heat pump and some plumbing. Building sits on a spacious lot with ample parking and offers potential for future expansion. Highlights include on-site parking with easy ingress/egress, Zoned (OI), minutes to downtown Statesville and I-77 and I-40. Whether a veterinarian or investor seeking a well-located commercial asset, 1512 Davie Ave. presents a rare chance to secure property in a growing market with built-in infrastructure.

Showing Instructions, Considerations, and Directions

Advance Notice Required - See Remarks, Call Listing Agent, Combination Lock Box, Listing Agent Accompany, No Sign, Showing Service

Occupant May Be Present, Pet(s) on Premises

From Charlotte, NC; take I-77 north to Statesville. Take exit 50, E Broad St, left at light, right onto Knox St, right onto Valley St, right onto Davie Ave/Mocksville Rd, destination on right.

List Agent/Office Information

| | | | |
|---|----------------|---|------------------------------|
| DOM: 0 | CDOM: 0 | DDP-End Dt: | Expire Dt: 05/30/2026 |
| Mkt Dt: 05/27/2025 | | | |
| Agent/Own: No | | List Agreemnt: Exclusive Right To Sell | |
| For Appt Call: 800-746-9464 | | Agent Phone: 704-770-8785 | |
| List Agent: Michael Evans (75364) | | Office Phone: 704-458-4822 | |
| List Office: Century 21 Lawrie Lawrence (8368) | | | |
| Seller Name: N/A | | Full Service: Full Service | |
| Web URL: https://my.matterport.com/show/?m=htA | | | |

| | | | |
|---------------------------|--------------------------------|----------------------|--------------------|
| Owner: | McCurry Investments Llc | Tax Billing Address: | PO Box 3038 |
| Tax Billing City & State: | Mooresville Nc | Tax Billing Zip: | 28117 |
| Tax Billing Zip+4: | 3038 | Owner Occupied: | A |

Location Information

| | | | |
|--------------------|------------------------|----------------|---------------------------------|
| Subdivision: | Oakdale Heights | Township: | Statesville Inside |
| Census Tract: | 060100 | Carrier Route: | C018 |
| Zoning: | O1 | Building Name: | Irdl Companion Anml Hosp |
| Neighborhood Code: | 01005 | | |

Tax Information

| | | | |
|--------------------|--|---------------------|-------------|
| Parcel ID: | 4745604844.000 | % Improved: | 23 |
| Block #: | A | Lot #: | 2 |
| Tax Area: | CI01 | Tax Appraisal Area: | CI01 |
| Legal Description: | L2-11 BL A OAKDALE HEIGHTS PB 3-116 | | |

Assessment & Taxes

| | | | |
|---------------------------|-------------------|-------------------|-------------------|
| Assessment Year | 2024 | 2023 | 2022 |
| Assessed Value - Total | \$250,560 | \$250,560 | \$199,370 |
| Assessed Value - Land | \$193,500 | \$193,500 | \$154,800 |
| Assessed Value - Improved | \$57,060 | \$57,060 | \$44,570 |
| YOY Assessed Change (\$) | \$ | \$51,190 | |
| YOY Assessed Change (%) | 0% | 26% | |
| Market Value - Total | \$250,560 | \$250,560 | \$199,370 |
| Market Value - Land | \$193,500 | \$193,500 | \$154,800 |
| Market Value - Improved | \$57,060 | \$57,060 | \$44,570 |
| Tax Year | 2024 | 2023 | 2022 |
| Total Tax | \$2,549.70 | \$2,549.70 | \$2,163.76 |
| Change (\$) | \$ | \$386 | |
| Change (%) | 0% | 18% | |

Characteristics

| | | | |
|-----------------------|---------------------------------|----------------------|----------------------|
| Land Use - Universal: | Office Building | Land Use - County: | Office |
| Lot Acres: | 0.86 | Lot Sq Ft: | 37,462 |
| Lot Frontage: | 250 | Lot Depth: | 149 |
| Year Built: | 1956 | Heat Type: | Heat Pump |
| Effective Year Built: | 1967 | # of Buildings: | 1 |
| Building Comments: | Irdl Companion Anml Hosp | Bldg Frame Material: | MASONRY |
| Stories: | 1 | Building Sq Ft: | 1,500 |
| Total Building Sq Ft: | 1,500 | Heated Sq Ft: | 1,500 |
| Ground Floor Sq Ft: | 1,500 | Total Baths: | 1 |
| Full Baths: | 1 | Bath Fixtures: | 2 |
| Total Rooms: | 3 | Cooling Type: | Central |
| Heat Type: | Heat Pump | Heat Fuel Type: | GAS |
| Interior Wall: | DRYWALL | Foundation: | Cont. Footing |
| Exterior: | Block/Brick | Roof Type: | TRUSS-JOIST |
| Roof Material: | Composition Shingle | Roof Frame: | WOOD TRUSS |
| Quality: | BELOW AVERAGE | | |

Building Features

| | | | | | |
|----------------------------|----------|--------------|-------|-------|-------------|
| Feature Type | Unit | Size/Qty | Width | Depth | Year Blt |
| FORMULA PASTE ERROR | S | 3,000 | | | 1993 |

| | |
|----------------------|---------------|
| Building Description | Building Size |
| BASE | 1,500 |

MLS#: **4259023**
1512 Davie Avenue #2/11, Statesville, NC 28677
Price: **\$348,000**







Listing History from MLS

MLS #: [4259023](#)
Active

[1512 Davie Ave #2/11 Statesville, NC 28677](#)

Category: **COMS**
Type: **Office**



| DOM | Price | MLS Change | Type | Effective | Chg Info | Agt ID | Ofc ID |
|-----|-----------|-------------|------|------------|----------|--------|--------|
| | \$348,000 | New Listing | | 05/27/2025 | ->ACT | 75364 | 8368 |

Sale History from Public Records

| Rec. Date | Sale Date | Sale Price | Nom. | Multi/Split | Buyer Name(s) | Seller Name(s) | Doc. # | Document Type |
|-----------|-----------|------------|------|-------------|------------------|----------------|---------|------------------------|
| | | \$110,000 | | | Bowman Charles H | | 950-655 | Miscellaneous Document |

Mortgage History

| Date | Amount | Mortgage Lender | Mortgage Type | Mortgage Type Code |
|------------|-----------|---------------------|---------------|--------------------|
| 02/28/2022 | \$140,000 | Regions Bk | CONVENTIONAL | YEARS |
| 05/25/2016 | \$132,074 | Branch Bkng & Tr Co | CONVENTIONAL | |

Listing Agent:



Michael Evans (75364)

User Class: **Subscriber**
License #: **NC 313330**
Direct: [704-770-8785](tel:704-770-8785)
Cell: [704-770-8785](tel:704-770-8785)
Fax:
Email: michael@lawriellawrence.com
Agent Web: <https://www.lawriellawrence.com>
Designations:
Prim Assoc: **Canopy Realtor Association**

Listing Office:

Century 21 Lawrie Lawrence (8368)

702A Brawley School Road
Mooresville, North Carolina 28117
MP Name: **Terri Church**
MP Email: terriatthelake@gmail.com
Phone: [704-458-4822](tel:704-458-4822)
Fax:
Office Email: terri@lawriellawrence.com
Web Site:
Prim Assoc: **Canopy Realtor Association**
Firm License: **NC C23766**

MLS #: **4259023**

1512 Davie Ave Unit #2/11, Statesville, NC 28677

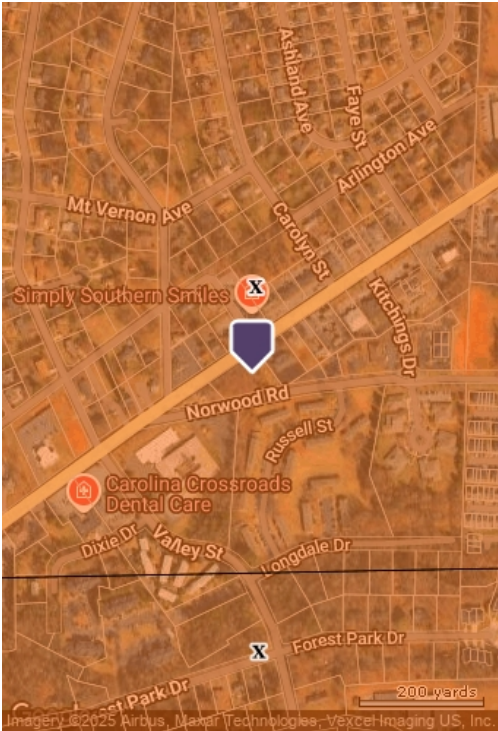
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Agent:

Flood Zone Code: **X**
Flood Zone Date: **03/18/2008**
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**

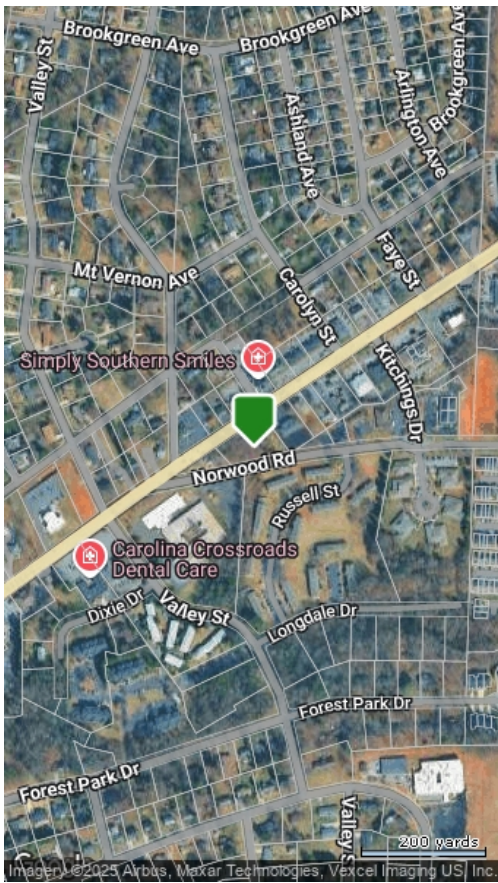
Flood Zone Panel: **3710474500J**
Special Flood Hazard Area (SFHA): **Out**



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway ■ 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.





Search Criteria
This search was narrowed to a specific set of properties.
Category is 'Commercial Sale'
Selected 1 of 1 result.
