



**Michael Evans**  
 Michael Evans - Your Local Broker / Realtor®  
 michael@lawriellawrence.com



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

**1512 Davie Avenue #2/11, Statesville, North Carolina 28677** List \$: **\$348,000**

MLS#: **4259023** Category: **Commercial Sale** County: **Iredell**  
 Status: **ACT** Parcel ID: **4745604844.000** Acres: **0.86**  
 Legal Desc: **OAKDALE HEIGHTS M1 BLKA PB3-116** Zoning: **O-I**  
 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 Respos: **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** Expire Dt: **05/30/2026**  
 Mkt Dt: **05/27/2025** DDP-End Dt:  
 Agent/Own: **No**  
 For Appt Call: **800-746-9464** List Agreement: **Exclusive Right To Sell**  
 List Agent: **Michael Evans (75364)** Agent Phone: **704-770-8785**  
 List Office: **Century 21 Lawrie Lawrence (8368)** Office Phone: **704-458-4822**  
 Seller Name: **N/A**  
 Web URL: **https://my.matterport.com/show/?m=htA** Full Service: **Full Service**

Owner:	<b>McCurry Investments Llc</b>	Tax Billing Address:	<b>PO Box 3038</b>
Tax Billing City & State:	<b>Mooresville Nc</b>	Tax Billing Zip:	<b>28117</b>
Tax Billing Zip+4:	<b>3038</b>	Owner Occupied:	<b>A</b>

**Location Information**

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

**Tax Information**

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

**Assessment & Taxes**

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

**Characteristics**

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

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
<b>FORMULA PASTE ERROR</b>	<b>S</b>	<b>3,000</b>			<b>1993</b>

Building Description	Building Size
<b>BASE</b>	<b>1,500</b>

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:

Listing Office:



#### 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](mailto:michael@lawriellawrence.com)  
 Agent Web: <https://www.lawriellawrence.com>  
 Designations:  
 Prim Assoc: **Canopy Realtor Association**

#### Century 21 Lawrie Lawrence (8368)

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

MLS#: **4259023**

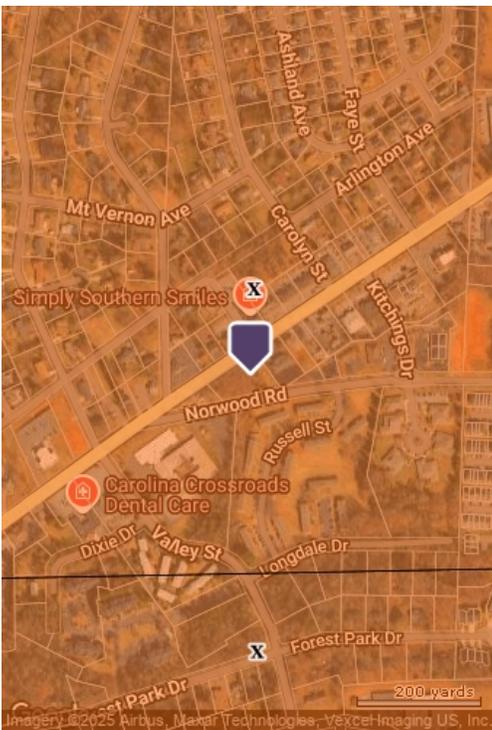
**1512 Davie Ave Unit #2/11, Statesville, NC 28677**

Price: **\$348,000**

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.**

Agent:

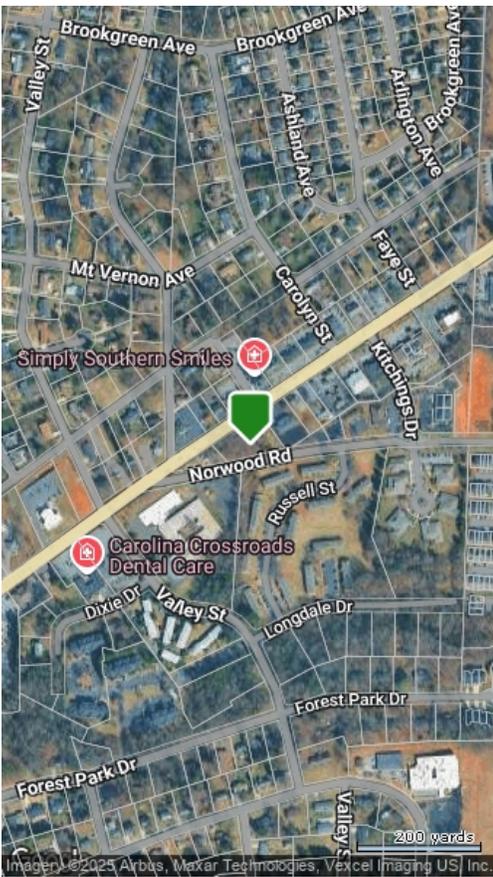
Flood Zone Code:	<b>X</b>	Flood Zone Panel:	<b>3710474500J</b>
Flood Zone Date:	<b>03/18/2008</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



- 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.

---