

# Available For Sale

2010 Walkup Avenue  
Monroe NC 28110



## \$225,000

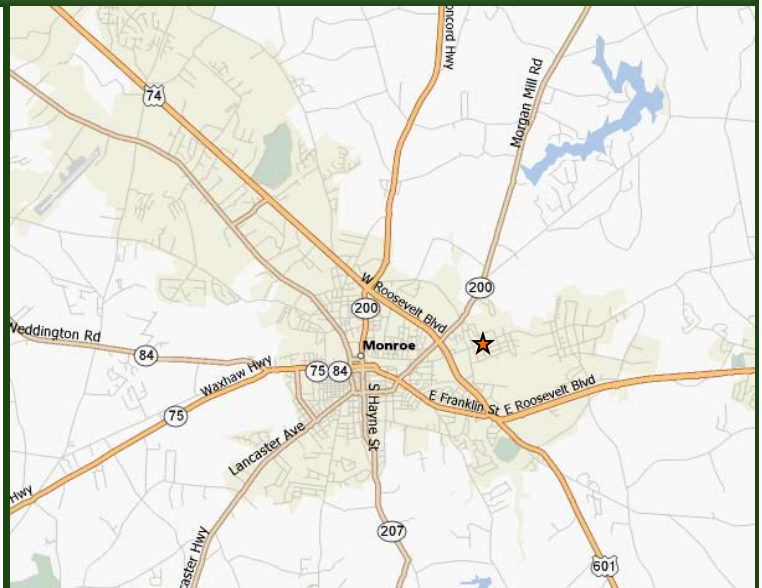
+/- 1.74 Acres with  
+/- 1,981 SF  
1 story masonry

[www.themosergroupinc.com](http://www.themosergroupinc.com)

### Property Highlights

- Great location with easy access to Hwy 601 & Hwy 74 to Charlotte
- \$14,700 Gross Rental Income
- Additional Commercial and Residential Lot Potential
- Parcel ID 09-150-093B and 09-150-093D

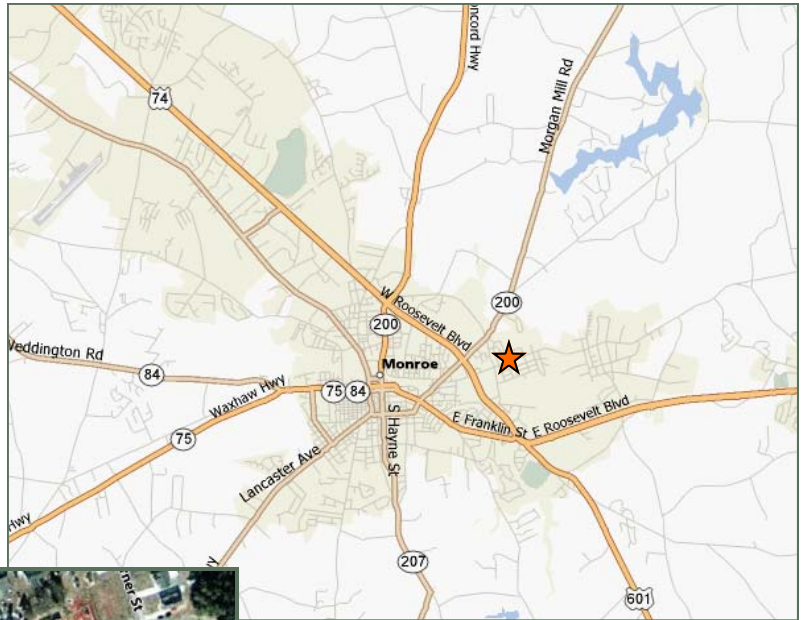
### Location Map



For More Information Contact:  
Van Southard, CCIM x224  
Katherine Southard x231  
(704) 882-1700

**THE MOSER GROUP, INC.**  
COMMERCIAL REAL ESTATE

**+/- 1.74 Acres**



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**1 Story Masonry**



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The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy.