

# For Lease Former Edge Fitness

Presented by  
CRE Advisors

199 N Main St, Rutherfordton, NC 28139



## Price: \$8.28 /SF/Yr

This office was built in 1920 as a 2 story circa constructed of brick. The building has been partially renovated and plumbing, electric, and A/C were upgraded in 2007. The roof is approx 20 years old.

Available 1st floor Retail/office Space: approximately 2,000 sq ft total.

Dimensions: (25' X 80' ) Approx sq-ft for 1st floor is 2,000 & Approx sq-ft for 2nd floor is 1,400.

Parking: 4 reserved and 100+ public.

Versatile office/retail space located in busy downtown N. Main Street Rutherfordton with easy, level entry access.

2 Large restrooms with showers. 2 office/storage area's, as well as open floor space.

Easily accessible from I-40 to the north or Hwy 74 to the south. You're also only minutes from the nationally acclaimed Tryon International Equestrian Center.

About Rutherford County:

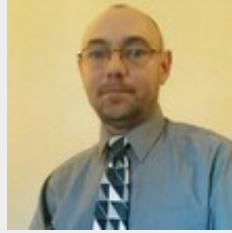
At the base of the Blue Ridge Mountains, Rutherford County is a mostly rural county of about 67,000 residents that is fast becoming a popular spot for those looking to retire or invest in a second home. Many of the county's small towns, such as Lake Lure and Chimney Rock, are seeing increased development as luxury communities and resorts are built, contributing to the area's economy.

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Fits 6 - 10 People  
Convenient downtown location



**Tony Bradshaw**

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**CRE Advisors**

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MSTP2

## Listing space

### 1st Floor

Space Available	2,000 SF
Rental Rate	\$8.28 /SF/Yr
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Retail
Space Type	New
Space Use	Office/Retail
Lease Term	1 - 5 Years

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## Property Photos



MSTP



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# For Lease Former Edge Fitness Center

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## Property Photos



20200425\_162312

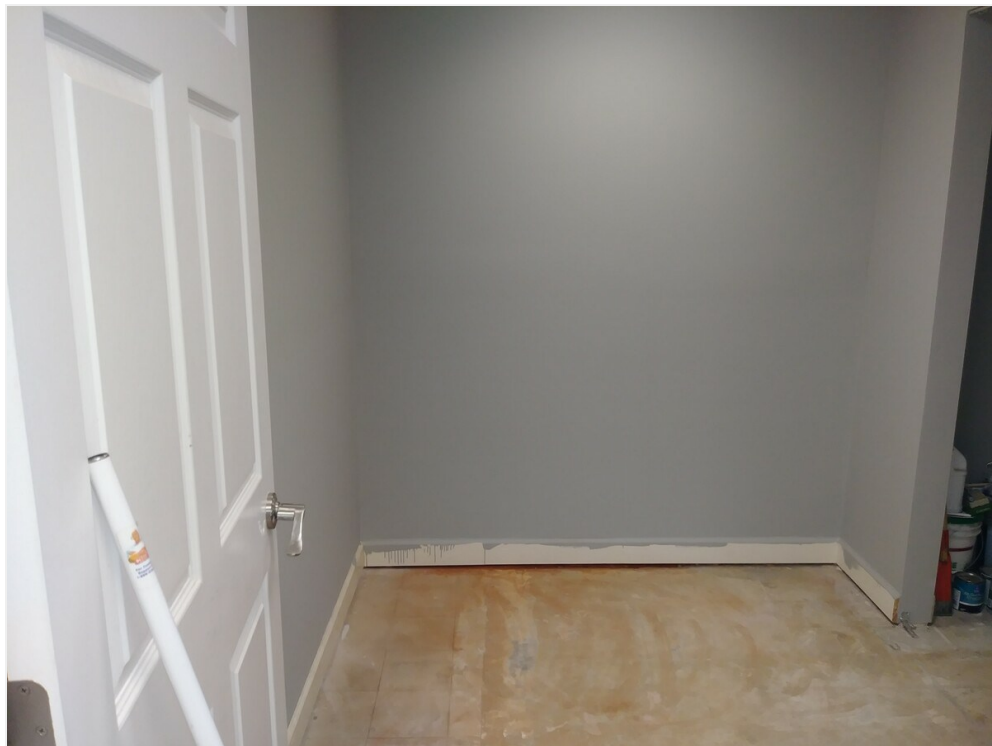


20200425\_162320

# For Lease Former Edge Fitness Center

199 N Main St, Rutherfordton, NC 28139

## Property Photos



20200425\_162305



20200425\_162249

# For Lease Former Edge Fitness Center

199 N Main St, Rutherfordton, NC 28139

## Property Photos



20200425\_162226



20200425\_162221



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## Location

