For Sale

606 South Chestnut Street Gastonia, NC 28054





OFFERING SUMMARY

Sale Price:	$350,000
Building Size:	1,330 SF
Available SF:	
Lot Size:	0.38 Acres
Price / SF:	$263.16
Year Built:	1911
Zoning:	C1

PROPERTY OVERVIEW

Located at 606 South Chestnut Street in Gastonia, this retail property presents a compelling opportunity for an investor seeking a well-positioned commercial asset. The building offers flexible potential for a range of retail concepts, with a layout that can be adapted to suit owner-users or income-producing tenancy. Its commercial zoning and established street address support long-term retail usability and marketability. This property is well-suited for buyers looking to capitalize on a functional retail location with broad merchandising possibilities and the potential to create value through occupancy, repositioning, or strategic improvement.

PROPERTY HIGHLIGHTS

- Retail property at 606 South Chestnut Street, Gastonia
- 1,330 SF freestanding retail building
- Ideal for owner-user or investment strategies
- Flexible space adaptable to multiple retail concepts
- Three separate offices plus functional main room
- Kitchen and bathroom

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Sale

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LOCATION DESCRIPTION

Positioned in Gastonia, the property benefits from a location within one of Gaston County's established commercial communities. The area offers access to a broad local customer base and a business environment that continues to attract retail activity, service users, and daily traffic from surrounding neighborhoods. For investors, Gastonia presents the appeal of a recognizable regional market with a mix of longstanding commerce and ongoing opportunity.

Nearby points of interest include Downtown Gastonia, the Rotary Centennial Pavilion, and the Schiele Museum of Natural History. The city is also home to CaroMont Regional Medical Center and Gaston College, adding to the area's steady daytime population and supporting a diverse mix of consumer demand.

EXTERIOR DESCRIPTION

Standalone, single-story brick building featuring a covered front porch, concrete entry steps, and a walkway leading to the main entrance. Green metal window awnings complement the red brick exterior, while mature trees and established shrubs frame the property. Paved parking areas alongside and behind the building provide space for staff and visitors.

INTERIOR DESCRIPTION

Functional interior featuring a spacious main room suitable for reception, shared workspace, or client meetings, along with separate private offices. Wood-look flooring and neutral walls create a consistent look throughout, while multiple windows provide natural light. A kitchen/break room includes cabinetry,

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