



# CHESTNUT APARTMENTS

229 Chestnut St, Shelby, NC 28150



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$324,900
<b>NUMBER OF UNITS:</b>	15
<b>PROJECTED NOI:</b>	\$57,552
<b>LOT SIZE:</b>	0.47 Acres
<b>YEAR BUILT:</b>	1951
<b>PRICE / SF:</b>	\$27.77
<b>BUILDING SIZE:</b>	11,698

## PROPERTY OVERVIEW

Great opportunity for a value add investor to own a 15 unit complex in Shelby NC. The property is currently vacant and current owner has already begun some demolition. No showings will be allowed until due diligence period.

## PROPERTY HIGHLIGHTS

- - 15 Units
- - Value Add
- - Brick Exterior

**KW COMMERCIAL**  
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Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

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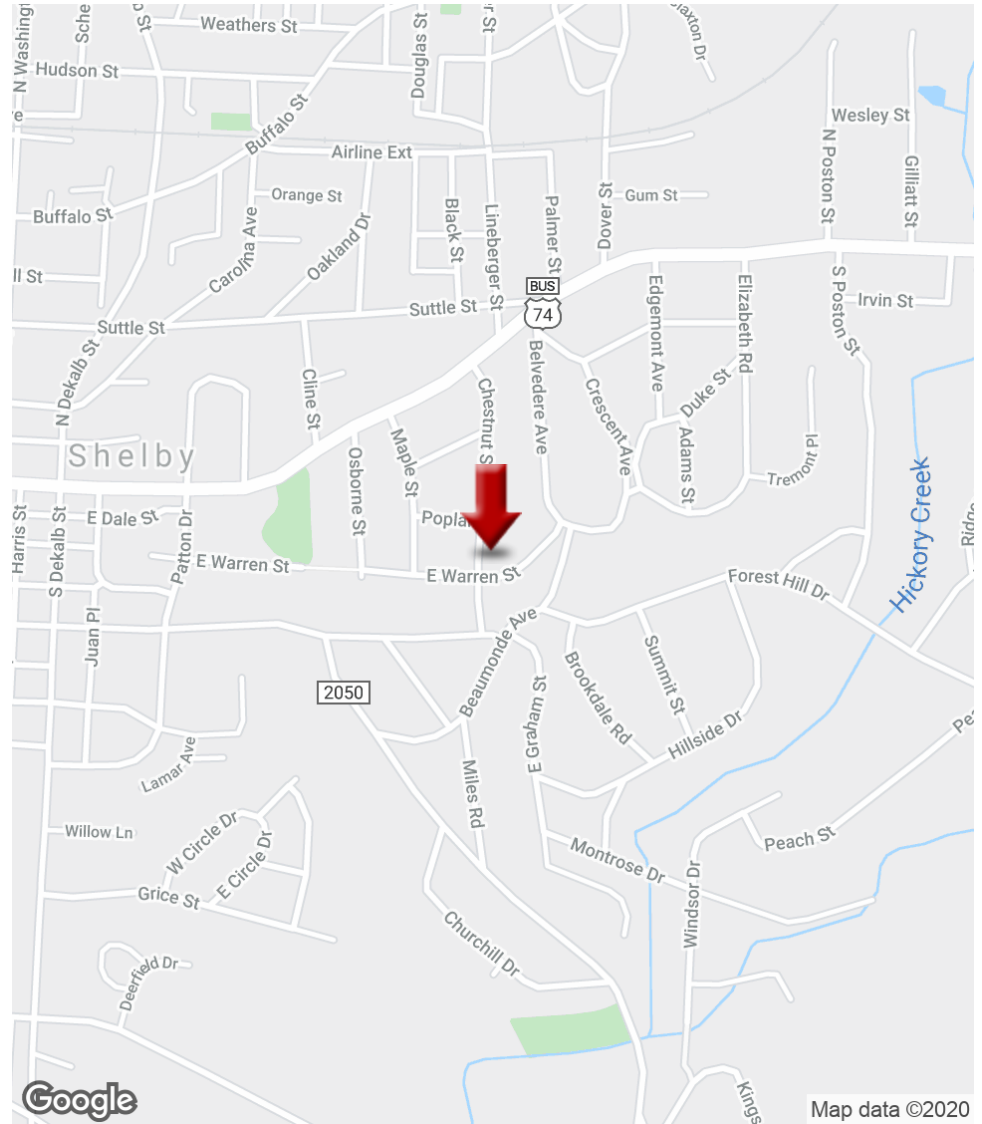
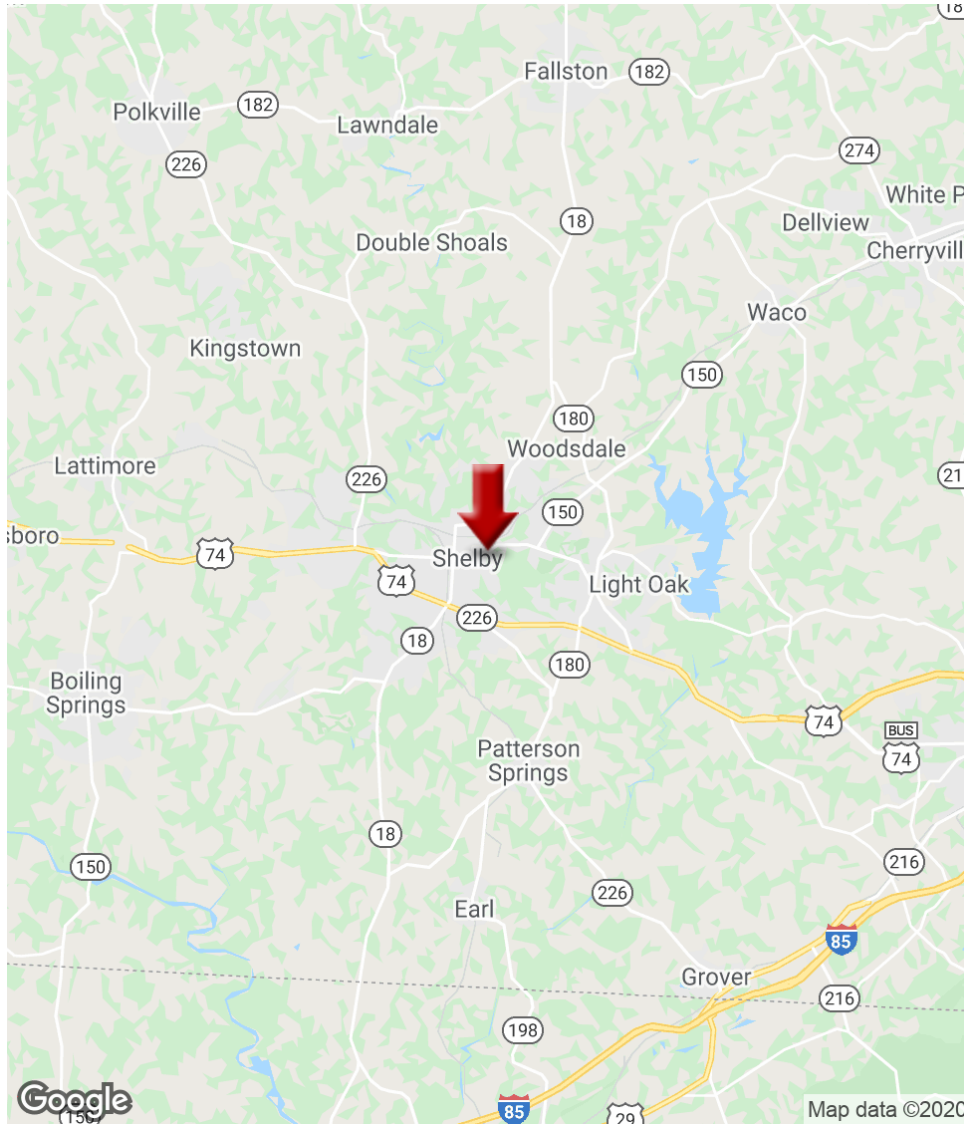
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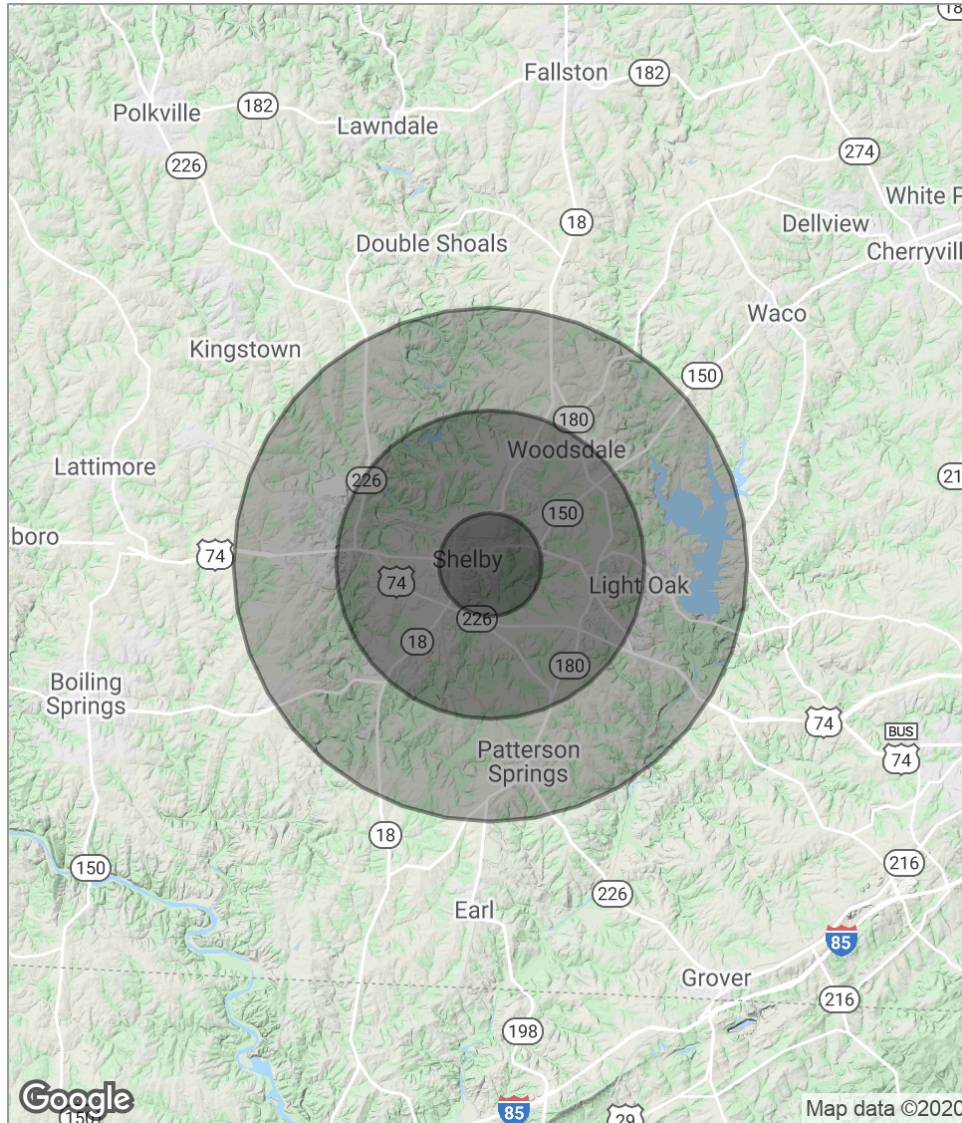
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,879	21,354	38,070
Median Age	45.1	38.8	38.9
Median Age (Male)	40.4	34.6	35.7
Median Age (Female)	47.2	41.7	41.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,628	8,516	14,856
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$57,179	\$45,669	\$47,618
Average House Value	\$110,017	\$124,268	\$127,540

*\* Demographic data derived from 2010 US Census*

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