

Commercial Investment – Downtown Lincolnton

105 N Washington Street
Lincolnton, Ga 30817



The background image shows a modern, rustic-style interior. In the foreground, there is a brown leather armchair. Behind it is a wooden table with a thick top, supported by wooden legs. On the table, there are several items: a potted plant, a glass vase with water, a small black container, and a woven basket. Below the table is a glass-fronted cabinet or display case containing several bottles. The floor is made of dark wood. The overall aesthetic is warm and contemporary.

Quick Overview

Located in the heart of historic downtown Lincolnton, this iconic commercial building blends timeless character such as exposed brick walls with extensive modern updates. Originally constructed in 1917, the property has been a cornerstone of the community for over a century--serving through the years as apartments, a car dealership, a laundromat, and a real estate office. Today, it stands revitalized and fully functional with four separate income-producing spaces.



Building For Sale

Location: Downtown Lincolnton

Year Built: 1971

Building: Newly Remodled

Rentable Spaces: 4

Zoned: Commercial

Total Sqft.: 6,000

Parking: 2 Paved Parking lots

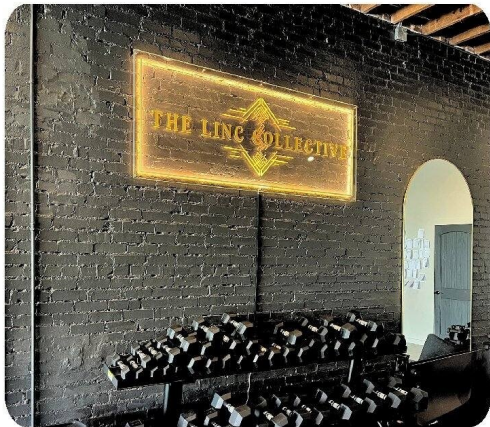
Lot Size (acres): 0.2

Listed at **\$795 K**

Businesses It Houses

All business rent their space. Bringing in \$3,950 a month currently. Tenants are responsible for their own electricity. Tenant's are charged additional fees for other utilities including water, garbage, and wifi, depending on past agreement.

105 & 109
The Linc Collective



107 - A
Small Town Roots



107 - B
Turner Realty Group / ECOS Management



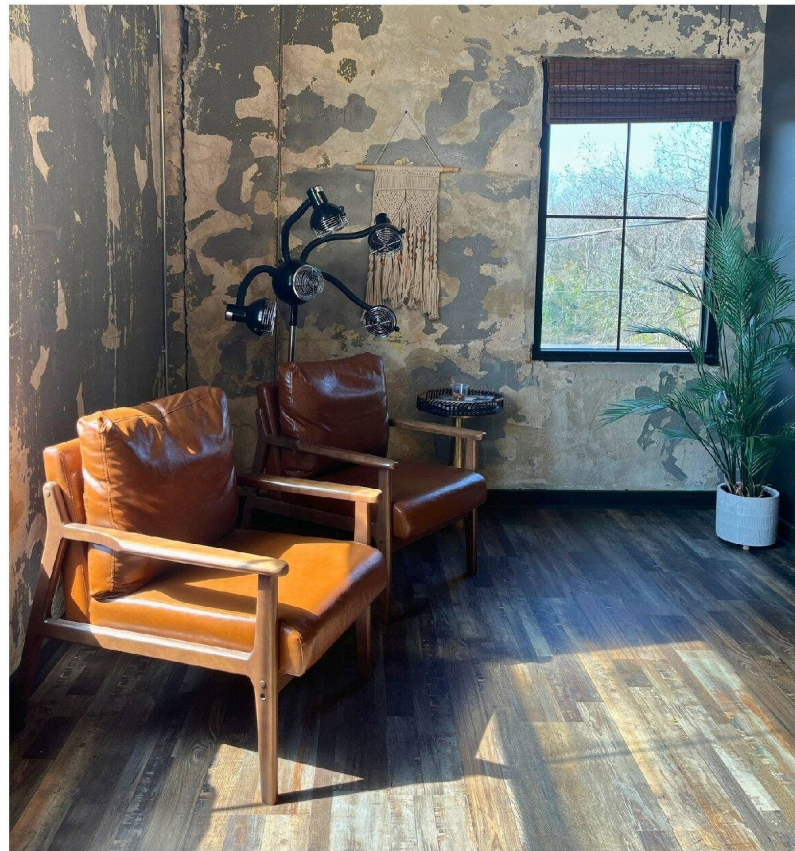
Building Remodel

2021:

- **Main Level Completely Remodeled:**
 - HVAC, Plumbing, Electrical
- **New Roof**
- **New Windows**

2025:

- **Full Upstairs Renovation:**
 - HVAC, Plumbing, Electrical
- **2 Professional Environments Created**



Average Bill Costs



Building Wifi
~\$115 / month



Water / Garbage
~ \$190 / month



Insurance
~\$500 / month

Average Bill Total - \$305 | Collected From Tenants- \$300

****Annual****

Taxes

City
\$807.60

County
\$2,971.92

THE LINC COLLECTIVE



Projected Rent Increases

105/109

Current - \$2,600



No Reported Increase
for 2027

107 A

Current - \$850



July 1, 2026 - \$950



July 1, 2027 - \$1,050

107 B

Current - \$500



July 1, 2027 - \$1,350

July 1, 2026 - \$4,050

July 1, 2027 - \$5,000



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Contact Us Today



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