

Available for Restoration

The Historic (former) Motor Company Building



**119 5th Street, Spencer
Rowan County**

NEW PRICE \$19,900
Price: ~~9,900~~
Square Feet: 7,250
Lot Size: 0.166 acre
Zoning: Commercial/Central Business

**Be Part of Downtown
Spencer's Renaissance!**

Join the revitalization of one of NC's most walkable small town Main Streets! This unique property has been home to many uses over the years and is located in the heart of Spencer's National Register District but is not a contributing structure. It is waiting on a renewed purpose and is an easy walk to nearby shops, adjoining historic neighborhoods, churches, the library and parks. The NC Transportation Museum is within view!

The property site was originally for a house built around 1898, known as "Squire Ray's", and later used for the first Y.M.C.A. until the house was demolished. The current one-story brick commercial building with low gable-front roof, replacement stepped brick parapet façade, large aluminum-framed plate glass windows and full façade aluminum canopy was constructed around 1919. The building originally housed the Motor Company, where Spencer's first gas pump was installed in the 1920s. In 1932 Gordon Brandt opened what was to be the first supermarket in North Carolina but was forced to close its doors in 1936 due to economic strains of the Depression. The Spencer Theatre opened its doors in the building in December of 1937 and closed sometime around 1953. In 1990, Bucky's Produce opened in the building and remained in business until the couple who owned the store retired in October of 2011.

Priced below tax value, the building is located in a block that is experiencing a renaissance of music-related businesses and there is plenty of on-street angled parking. Spencer's unique alley system offers some interesting opportunities for developing the property.

The interior features highly distinctive Art Deco light fixtures, the theatre's original projection room, and it is laid out in a flexible way that offers many development combinations. It would make a great performance space to complement the growing music industry, an arts and crafts venue, a restaurant, or mixed use with retail and apartments. The floor plan makes for an easy transition to multiple possible uses.

The building will need a complete rehabilitation including significant roof work, new electric, plumbing and HVAC systems as well as extensive interior rehab. It could be eligible for the [North Carolina Main Street Solutions Grant](#) or the [North Carolina Department of Commerce's Rehab Building program](#) as well as business loan guarantees through the [North Carolina Rural Center's](#) program.



North Carolina
Preservation North Carolina
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the (former) Motor Company Building, contact:
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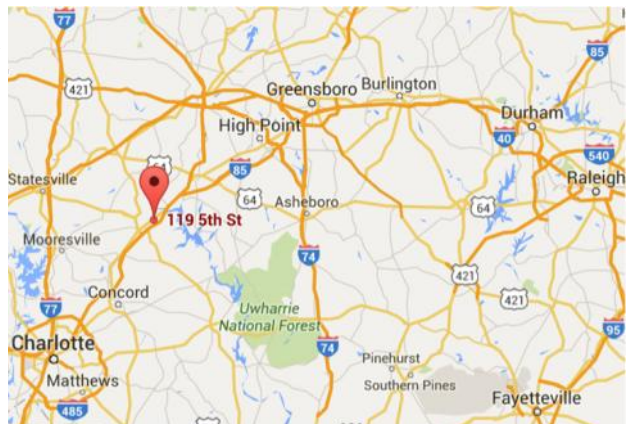
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Directions: From Charlotte: Take I-85 N for 43 miles to East Spencer. Take exit 79 from I-85 N, and turn left onto Old Union Church Road. Stay straight to continue onto Andrews Street and E. Jefferson Street for approximately 1.2 miles. Turn left onto N. Salisbury Ave for 0.6 miles, and then turn right onto 5th Street in Spencer. The destination will be on the left.

From Greensboro: Take I-85BUS S to I-85 S for approximately 37 miles. Take exit 81 towards Spencer. Turn right onto Long Ferry Road for one mile. Turn left onto N. Salisbury Ave. for 1.1 miles, and then turn right onto 5th Street. The destination will be on the left.

Area Information: Spencer is a forward-thinking [North Carolina Small Town Main Street City](#) that offers the many pleasantries and amenities of a small village atmosphere, yet it is within easy access to I-85 and larger nearby urban centers such as Charlotte (45 minutes), Winston-Salem (45 minutes), Greensboro (one hour), and Lexington (30 minutes). An Amtrak station is just 3 miles away in Salisbury. Nearby attractions include the [North Carolina Transportation Museum](#), [Wil-Cox Pedestrian Bridge](#), and historic downtown Salisbury. Also nearby are several parks, including Spencer Park, [Dan Nicholas Park](#) and [Stanback Forest](#) (also known as Spencer Woods), a 56-acre natural area with walking trails.



Preservation North Carolina is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents visit www.presnc.org/get-help/easements-covenants.

For general information or to join Preservation NC:

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