336 S. Vance Street, Gastonia
Loray Mill Village
Available for Purchase and Rehabilitation

$43,000

Square Feet: 1,056  Lot Size: 0.13 acre  Zoning: Residential

Be a part of the revitalization of the Loray Mill Village! This c.1901 Type A mill house was relocated to its original lot, with a new foundation built, and needs its new buyer to make it their own! The lot and covenants limit how large of an addition could be built but it may be possible to add an additional bedroom and bathroom, depending on the design. Be sure to take a walk around the mill village to see the many properties buyers are rehabilitating!

336 S. Vance Street is a contributing structure in the Loray Mill Village National Register Historic District and is therefore eligible for historic rehabilitation tax credits. The property needs a complete rehabilitation on both the exterior and interior, including installation/updates to systems (HVAC, plumbing and wiring), new kitchen and bath. In keeping with our goals to revitalize the Loray Mill Village to become a vibrant, diverse and desirable place to live, property restrictions require owner occupancy.

The Loray Mill Village National Register Historic District is an ideal place to call home. It is a walkable neighborhood, convenient to shopping, restaurants, I-85 and less than 30 minutes to Charlotte (even better: it’s only 20 minutes from the Charlotte Airport). The recently redeveloped Loray Mill features both residential and commercial opportunities and has 100,000 square feet of commercial retail space, with future plans for a brewery, café, restaurants, fitness and spa, dry cleaners, neighborhood market and other complimentary services. Preservation NC is undertaking a massive rehab project in the Mill Village, and you can be a part of it all by rehabbing this historic home!

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336 S. Vance Street is located in the Loray Mill Historic District and thereby a candidate for the state historic tax credit for the rehabilitation of owner occupied homes that are certified historic structures (non-income producing properties). For more information on Historic Rehabilitation Tax Credits contact the North Carolina State Historic Preservation Office at 919-807-6570 or visit their website at www.hpo.dcr.state.nc.us.

For more information on the Loray Mill Village Revitalization Project and to support the project, go to www.presnc.org/property-listing/special-projects/loray-mill-village or contact:

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