

Available for Restoration

The Historic Morrow Brothers & Heath Building



Price: \$75,000

Square Feet: 9,990

Lot Size: 0.125 acre

Zoning: Commercial

**115 & 117 West South Street, Albemarle
Stanly County**

**Oldest Brick Building in Downtown
Offers Mixed-Use Opportunities!**

The stately two-story brick building at 115 W. South Street was built in 1891 as one of three brick store buildings anchoring a new era of commerce in downtown Albemarle. Opening with great fanfare in 1892 as the first brick business buildings in Stanly county, the original trio of buildings initially housed C.P. Cox, Dry Wadsworth & Company and R.B. Klutz & Son. By 1896, these inaugural businesses relocated and the building became home to another large mercantile outfit, Morrow Brothers & Heath. Though this enterprise moved to another block in 1902, the building is still referred to as Morrow Brothers & Heath. It was then home to a grocery store for several years until becoming the location of a Pepsi-Cola Bottling Works. The store front portion located to the east of 115 W. South St. became dilapidated and was torn down in 1958. The remaining section of the original building is now considered the oldest brick building in Albemarle.



By 1922 the adjacent building at 117 W. South Street appeared. Starting out as a one-story garage, it eventually grew to its current three-story height serving as an auto parts store, a realty firm, and finally law offices. The painted signs on the west side of the building bespeak past uses.

These attractive buildings offer large glass fronts letting in plenty of light and recessed entries. The building at 115 W. South St. exhibits a more ornamental façade with brick corbelling along the cornice, arched vents and windows. The interior has been divided into offices on both floors. An original skylight remains on the second floor. The building at 117 W. South St. has a more streamlined façade, yet displays arched windows on its west side. Its interior has also been divided into offices on the first floor, with the second and third floors being more open and displaying interior brick walls. A roof leak has caused visible damage to ceilings in the 115 W. South St. building.

Both buildings are offered for one price and present excellent potential for an exciting mixed-use project. The buildings will require a complete rehabilitation including repair of the roof leak, and cosmetic and system updates. The buildings are in a local historic district and municipal service district. The City of Albemarle participates in the Main Street program and offers matching grants to assist in building improvements. We are currently exploring National Register designation which would make the buildings eligible for historic tax credits.



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

To make an appointment to see the **Morrow Brothers & Heath Building** contact:
Cathleen Turner, Regional Director • 919-401-8540 • ctturner@presnc.org

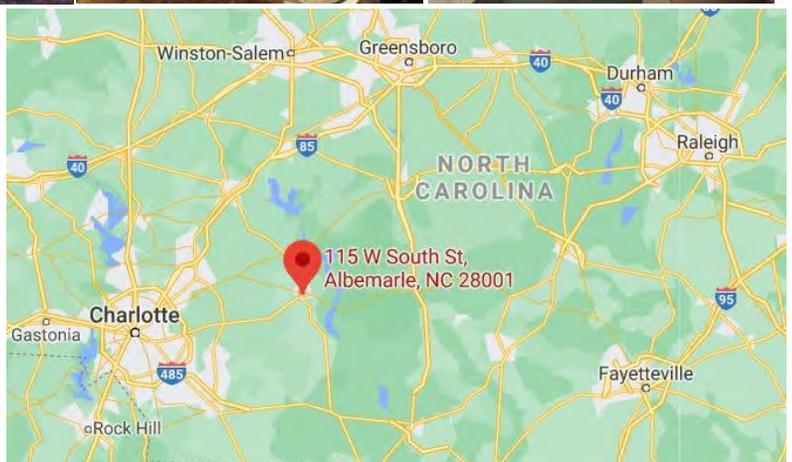
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Financial Incentives: The **Morrow Brothers & Heath Building** is not currently listed on the National Register of Historic Places and Preservation North Carolina is exploring its eligibility. If listed, it would become eligible for historic preservation tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of this income-producing certified historic structure, a 20% federal income tax credit and a 20% state income tax credit are available. Local incentives may also be available. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.ncdcr.gov.



Directions: From Charlotte, take US-74 E/E Independence Expy. Take exit 246 on the left or NC-27 E/Albemarle Road. In 0.4 miles continue onto NC-27 E/Albemarle Road and continue to follow NC-27 E. After 34.8 miles, turn left onto Coble Avenue. Turn right onto Old Charlotte Road in 0.4 miles and then take a left onto S 1st Street in 0.6 miles. In 0.1 miles turn right onto W South Street and the property will be on the right in 312 feet.

Area Information: Albemarle is located in the beautiful Uwharrie Lakes region of Piedmont North Carolina, and is conveniently located near two of the state's largest urban areas—Charlotte and the Piedmont Triad area. Morrow Mountain State Park is just east of the City, and attracts visitors from across the state. Tuckertown Lake, Badin Lake, and Lake Tillery are all located within a few minutes drive of Albemarle, and offer a multitude of opportunities for boating, fishing, and swimming. Camping, hiking, and other outdoor activities are available at Morrow Mountain State Park and the nearby Uwharrie National Forest. The City's Parks and Recreation Department operates several beautiful parks and a large recreation program. Albemarle is a business friendly community that still retains the warmth and charm of a small town. For more information, visit www.albemarleenc.gov/home, www.albemarledowntown.com/our-services, and www.stanlycountync.gov.



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/Property/Protective-Covenants.

For general information or to join Preservation NC:

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