



Town of Yadkinville  
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Yadkinville, NC  
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**714 Carolina Ave**  
Yadkinville, NC

#### General Information

Site Address:	714 Carolina Ave
Parcel #:	580612873238
Site Size:	1.212 acres
Unit Size:	Two spaces available: (2,250 sq ft) and (2,500 sq. ft)
Expandable:	NA
Price:	Lease Price: \$6.00 per sq. ft.
Zoning:	Neighborhood Business (B-1)

#### Utilities

Electric:	<a href="#">Duke Energy</a>
Water:	<a href="#">Town of Yadkinville</a>
Wastewater:	<a href="#">Town of Yadkinville</a>
Natural Gas:	<a href="#">Frontier Energy</a>
Telecom Fiber:	<a href="#">Yadtel Telecom</a>
Compressed Air:	Yes

#### Access to Transportation

Nearest Commercial Airport:	<a href="#">Piedmont Triad Intl. Airport</a>
Nearest Airport:	<a href="#">Smith Reynolds Airport</a>
Distance to Nearest Airport:	29.1 Miles (Regional)
Distance to Interstate:	9.3 Miles (I-77)
Distance to Highway:	1.0 Miles (US-421)
Road Serving Site:	Carolina Ave (2 Lanes)

#### Additional Information

Air Quality:	Attainment
Other:	Fire Insurance (ISO) Rating: 4

**For further information, please contact:  
Maria Tsigas - (336) 602-2329**

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Town of Yadkinville ▪ Development & Planning Department  
213 Van Buren Street ▪ Yadkinville, NC 27055 ▪ (336) 679-8732

<http://www.yadkinville.org/>

**Photo 1**



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# Water & Sewer Map

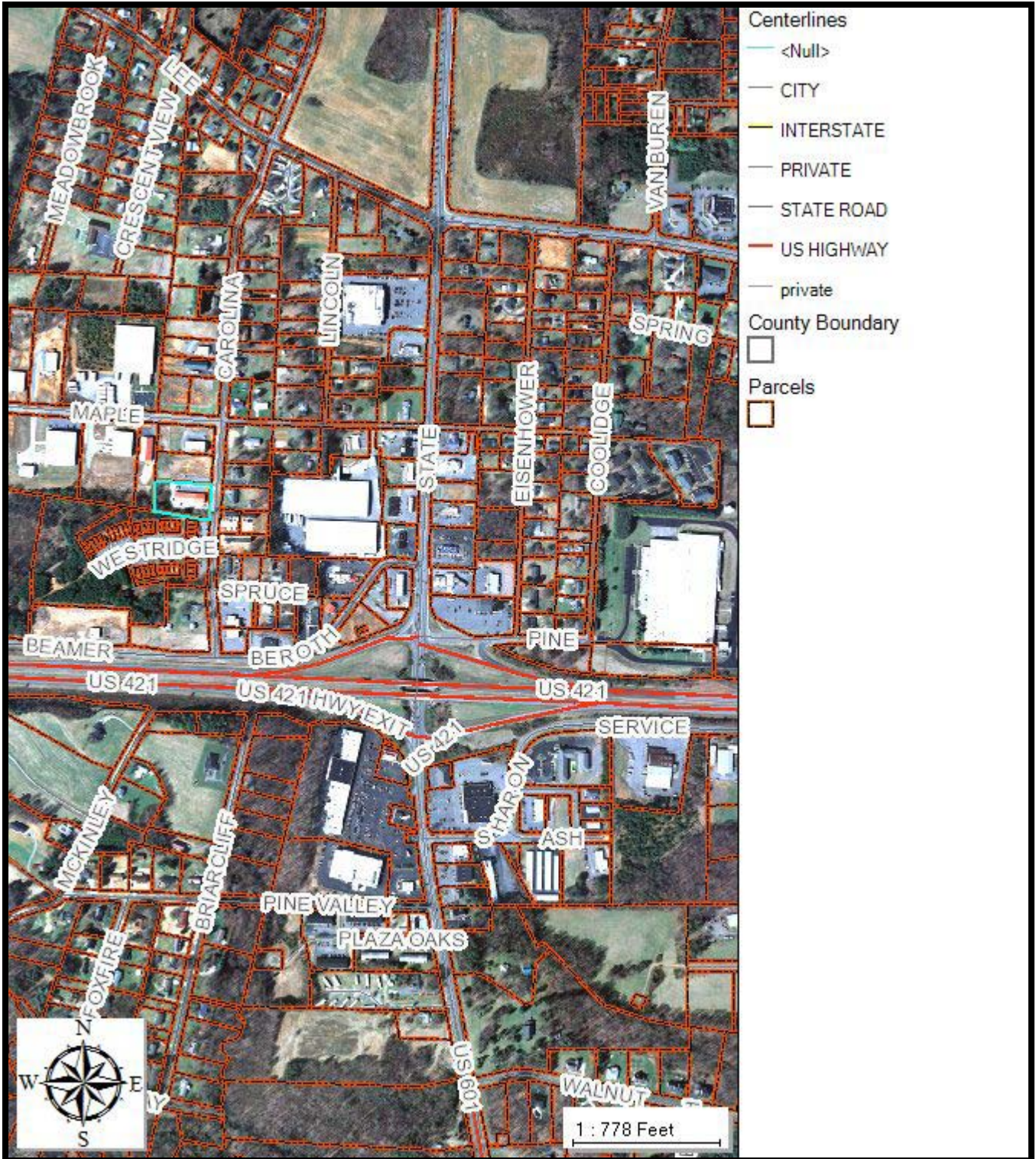


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# Aerial Map



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# Plat Map

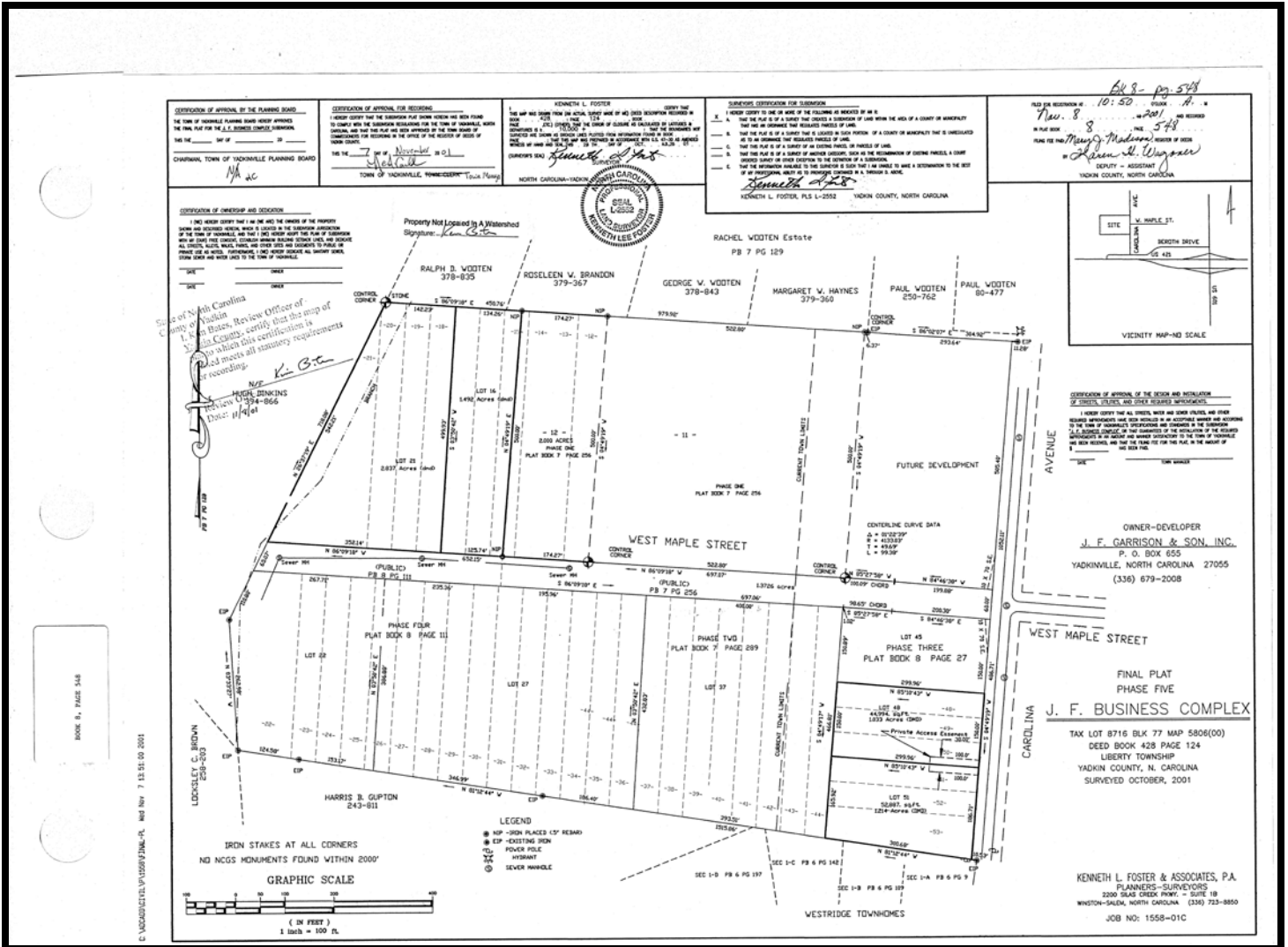


Figure 1- Plat Book 8 - Plat Page 548

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