

AVAILABLE - Properties located in the cities of Concord, Kannapolis, and Albemarle

Single Family Homes

Market Value

375 Graham Dr SW, Concord, NC 28025

\$145,000

302 Melrose Dr SW, Concord, NC 28025

\$130,000

745 Old Charlotte Rd SW, Concord, NC 28027

\$135,000

1025 Dr Martin Luther King Jr Dr, Almearle, NC 28001

\$135,000

1224 Bailey St, Albemarle, NC 28001

\$130,000

1703 Lowder St, Albemarle, NC 28001

\$140,000

603 S 4th St, Albemarle, NC 28001

\$185,000

- 4 duplexes
- 7 single family homes
- +1 cleared lot
- All 19 properties could generate \$21,940 in monthly rental income
- Properties are priced below market value

PRICE: \$2,365,000

Duplexes

Market Value

336-338 Hamilton Dr NE, Concord, NC 28025

\$300,000

79-81 Academy Ave NW, Concord, NC 28025

\$425,000

163-165 Kerr St NW, Concord, NC 28025

\$335,000

1010 A-B Tennessee St, Kannapolis, NC 28083

\$305,000



CONTACT

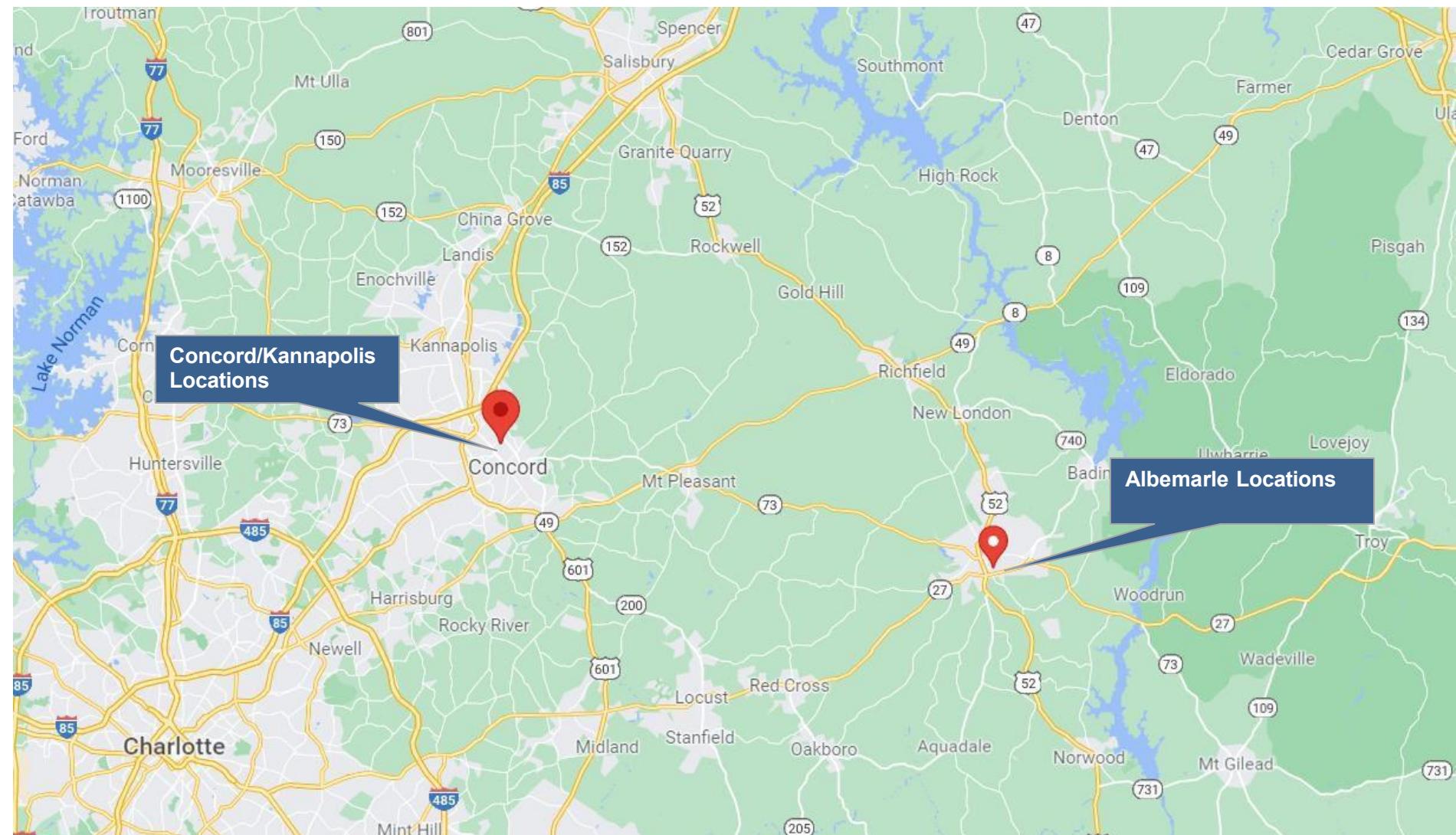
Charles Knox
cell 704.400.5260
charles@knoxgroupinc.com

Diana Borg
cell 704.615.1469
diana@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate

Properties Located in the cities of Concord, Kannapolis, and Albemarle

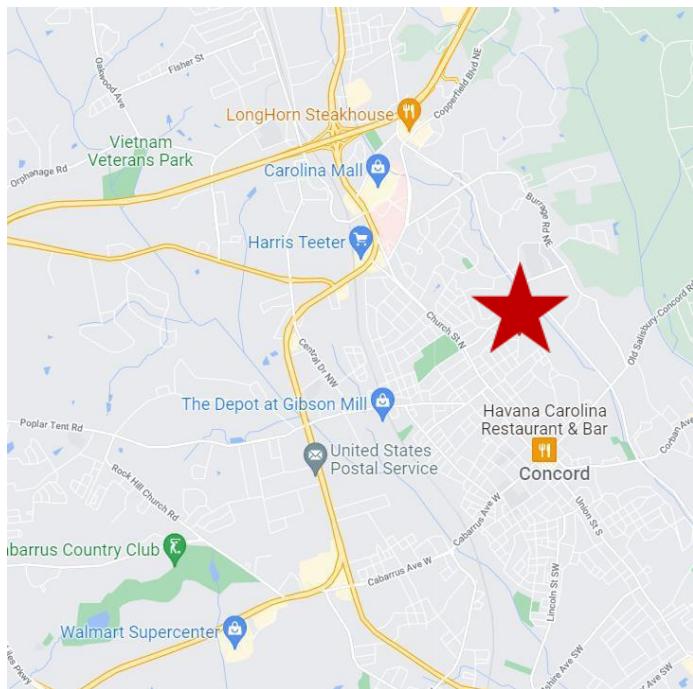


All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate



Property Highlights

Lot Size	1,000 +/- SF
Lot Dimensions	75x200
Year Built	1950
Roofing	Composition Shingle
Bed/bath	2/1 (336) 2/1 (338)

Rental Facts

Average price per square foot	\$1.6
Rental price per unit	\$850+ depending on home condition
Market Value	\$300,000

Conveniently located:

*6.4 miles from Davidson Highway
2.5 miles from United States Postal Service
3.7 miles from Harris Teeter*

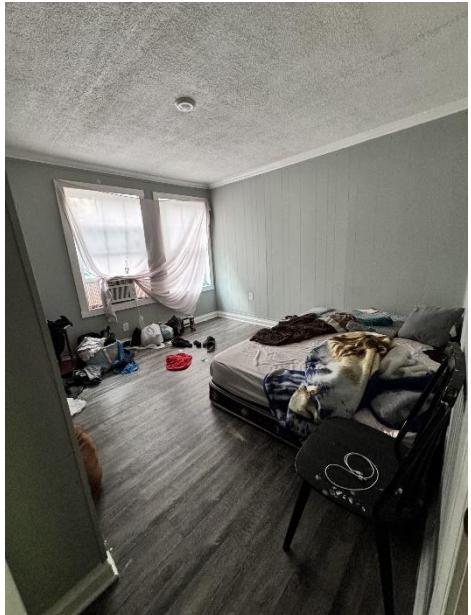


Westbound view on Hamilton Dr

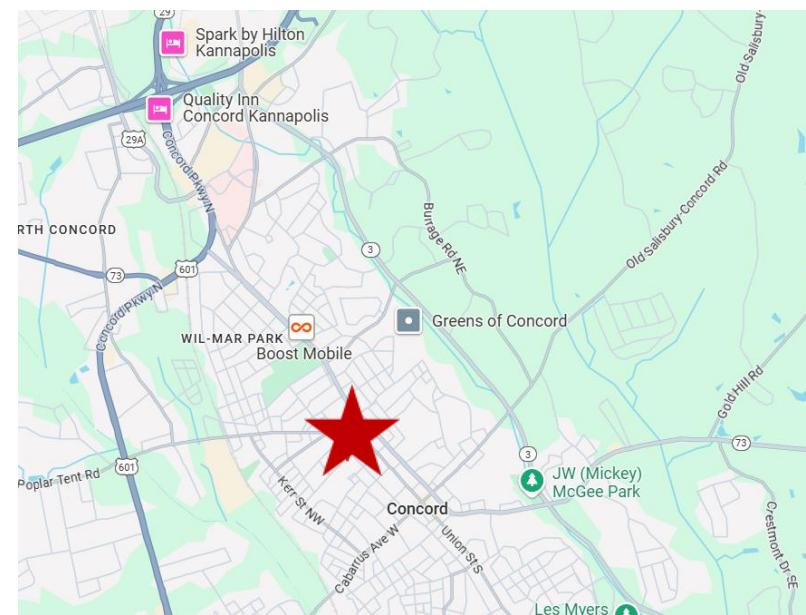


19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

The Knox Group
Commercial Real Estate







Property Highlights

Lot Size 1,000 +/- SF

Lot Dimensions

Year Built 1950

Roofing

Bed/bath 1/1 (79) 2/1 (81)

Rental Facts

Average price per square foot

Rental price per unit

Market Value \$425,000

Conveniently located:

2.0 miles from Harris Teeter

2.2 miles from Lowes

2.3 miles from I-85



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

The Knox Group
Commercial Real Estate



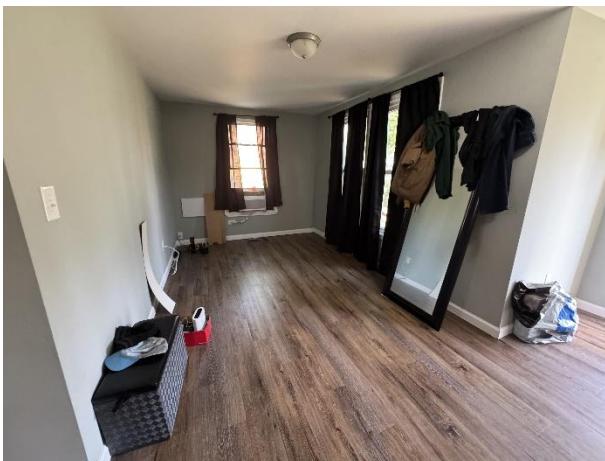
All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate







All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



Northeast view on Kerr St

Property Highlights

Lot Size	1,000 +/- SF
Lot Dimensions	69x69
Year Built	1950
Roofing	Composition Shingle
Bed/bath	1/1 (163) 1/1 (165)

Rental Facts

Average price per square foot	\$1.6
Rental price per unit	\$850+ depending on home condition
Market Value	\$335,000

Conveniently located:

4.4 miles from I-85

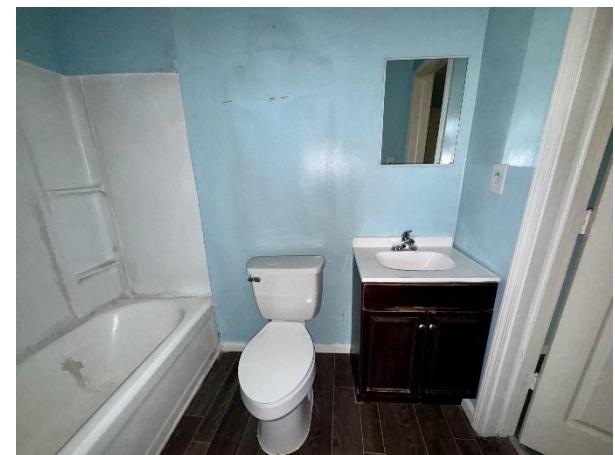
0.7 miles from Cabarrus County Parks

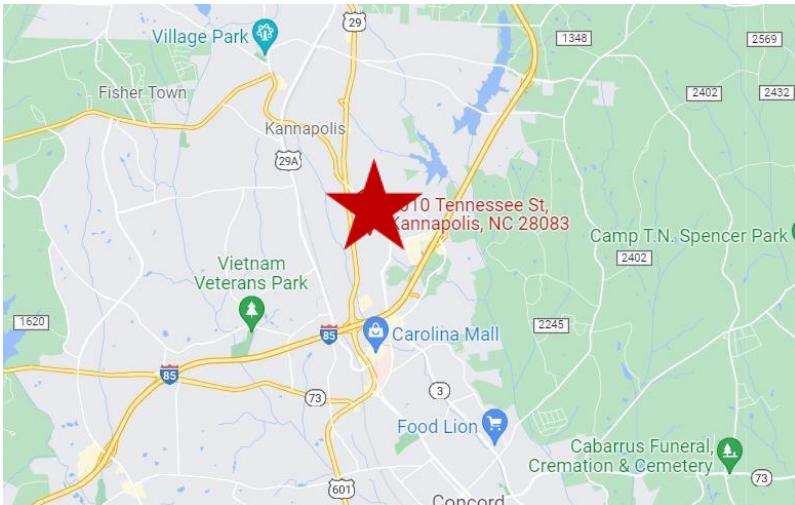
2.5 miles from United States Postal Service



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 **The Knox Group**
Commercial Real Estate





Property Highlights

Lot Size	1,000 +/- SF
Lot Dimensions	100x150
Year Built	1950
Roofing	Composition Shingle
Bed/bath	1/1 (A) 2/1 (B)

Rental Facts

Average price per square foot	\$1.1
Rental price per unit	\$1,200 depending on home condition
Market Value	\$305,000

Conveniently located:

*2.3 miles from I-85
2.4 miles from Sam's Club
2.3 miles from Carolina Mall*

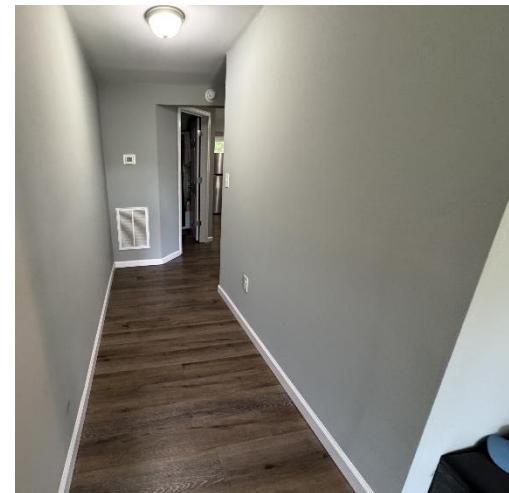


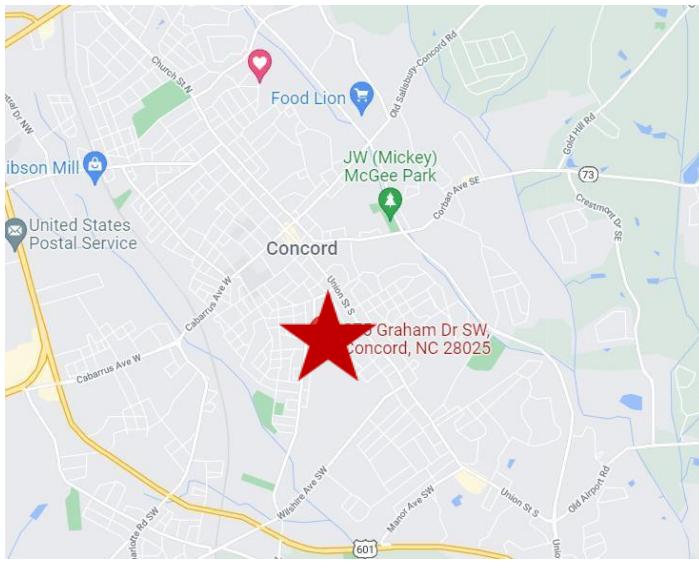
Northbound view on Tennessee St



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate





Northeast view on Graham Dr

Property Highlights

Lot Size	900 +/- SF
Lot Dimensions	62x82
Year Built	1940
Roofing	Composition Shingle
Bed/bath	2/1

Rental Facts

Average price per square foot	\$1.1
Rental price per unit	\$1,100 depending on home condition
Market Value	\$140,000

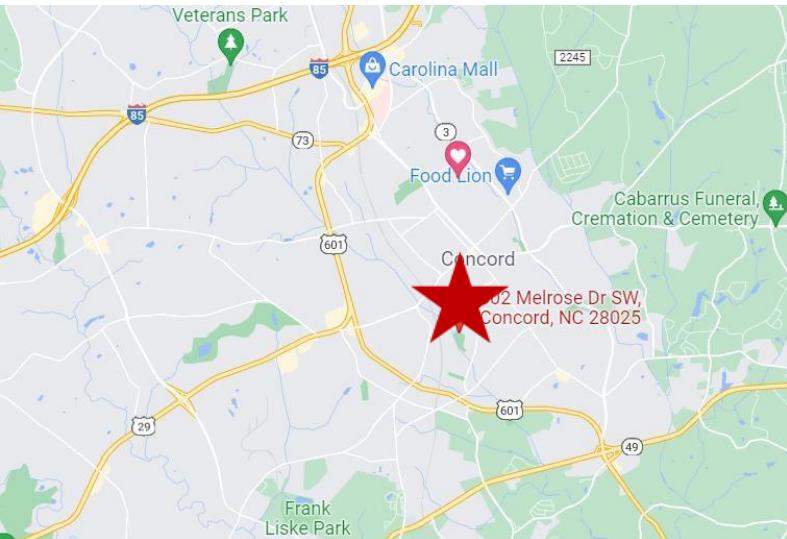
Conveniently located:

*4.1 miles from I-85
3.5 miles from Carolina Mall
2.2 miles from Hartsell Park*



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



Property Highlights

Lot Size	900 +/- SF
Lot Dimensions	50x167
Year Built	1953
Roofing	Composition Shingle
Bed/bath	2/1

Rental Facts

Average price per square foot	\$1.1
Rental price per unit	\$950 depending on home condition
Market Value	\$130,000

Conveniently located:

*4.1 miles from I-85
1.3 miles from Food Lion
3.7 miles from Carolina Mall*

Northwest view on Melrose Dr



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

The Knox Group
Commercial Real Estate



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



The
Knox Group
Commercial Real Estate



Property Highlights

Lot Size 600 +/- SF

Lot Dimensions 87x154

Year Built 1940

Roofing Composition Shingle

Bed/bath 1/1

Rental Facts

Average price per square foot \$1.1

Rental price per unit \$950 depending on home condition

Market Value \$135,000

Conveniently located:

4.9 miles from I-85

4.5 miles from Carolina Mall

2.1 miles from United States Postal Service

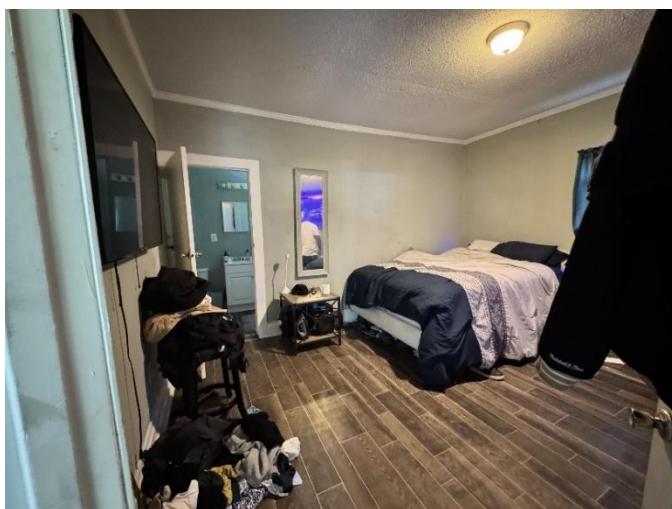


Southeast view on Old Charlotte Rd



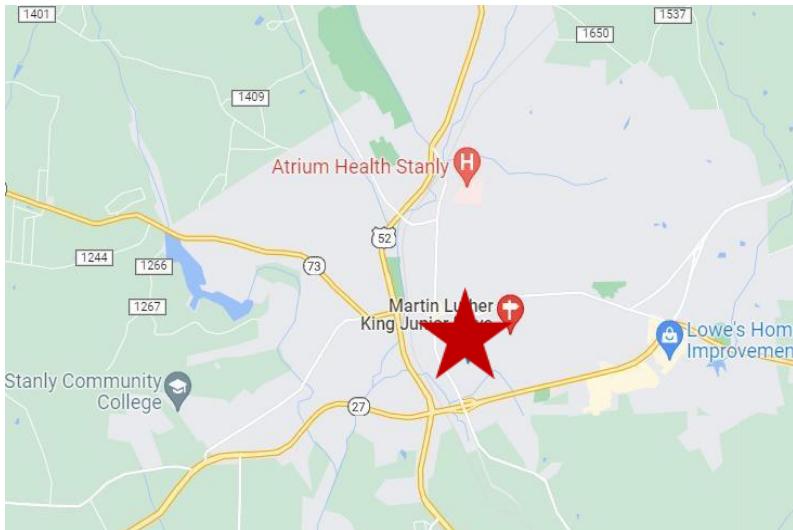
19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

The Knox Group
Commercial Real Estate



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



Property Highlights

Lot Size	700 +/- SF
Lot Dimensions	45x1540
Year Built	1940
Roofing	Composition Shingle
Bed/bath	2/1

Rental Facts

Average price per square foot	\$1.1
Rental price per unit	\$950 depending on home condition
Market Value	\$135,000

Conveniently located:

2.0 miles from Highway 24

2.0 miles from Lowes

3.7 miles from Vista Park



Southbound view on MI King Dr



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

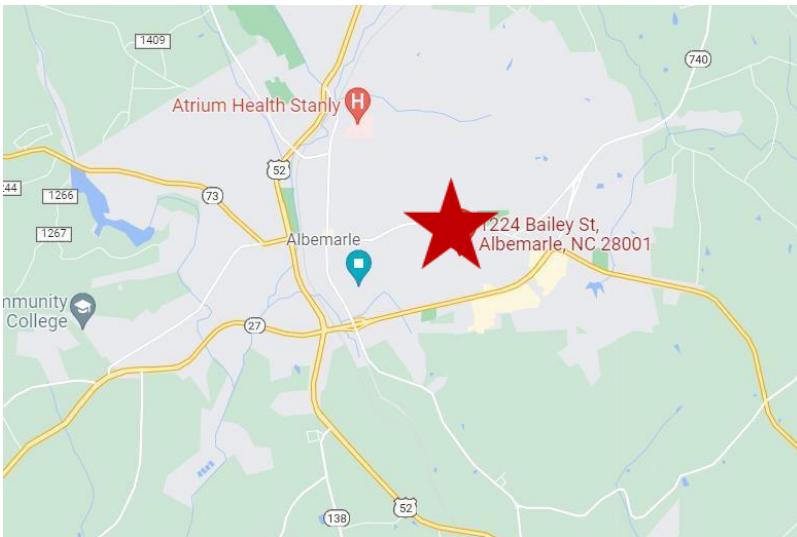
The Knox Group
Commercial Real Estate





19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



Property Highlights

Lot Size 900 +/- SF

Lot Dimensions

Year Built 1956

Roofing Composition Shingle

Bed/bath 2/1

Rental Facts

Average price per square foot \$1.1

Rental price per unit \$900 depending on home condition

Market Value \$130,000

Conveniently located:

2.2 miles from Highway 24

1.5 miles from Lowes

4.1 miles from Vista



Northbound view on Baily St



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

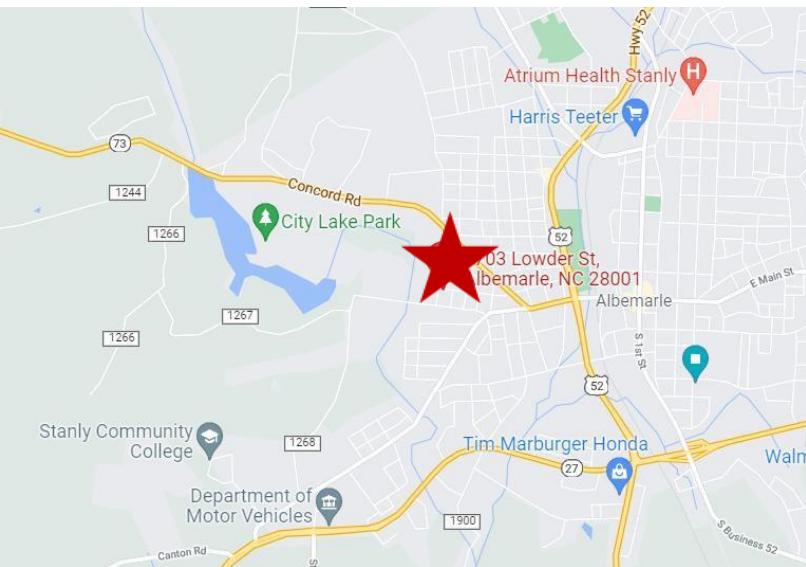
The Knox Group
Commercial Real Estate





19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



Property Highlights

Lot Size	1,000 +/- SF
Lot Dimensions	
Year Built	1932
Roofing	N/A
Bed/bath	4/2

Rental Facts

Average price per square foot	\$1.1
Rental price per unit	\$1,200 depending on home condition
Market Value	\$140,000

Conveniently located:

*1.4 miles from Highway 24
3.8 miles from Lowes
1.9 miles from Harris Teeter*

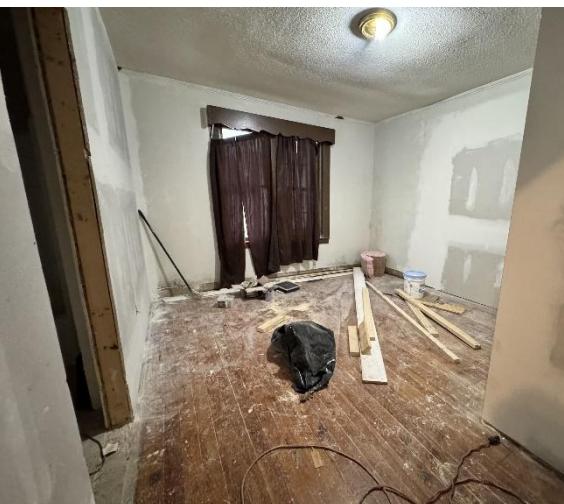
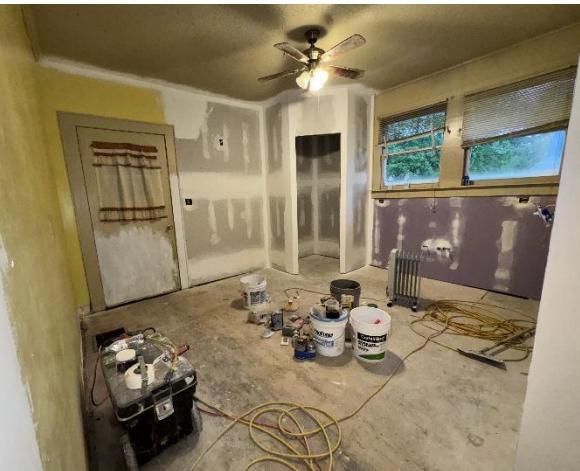


Northeast view on Lowder St



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



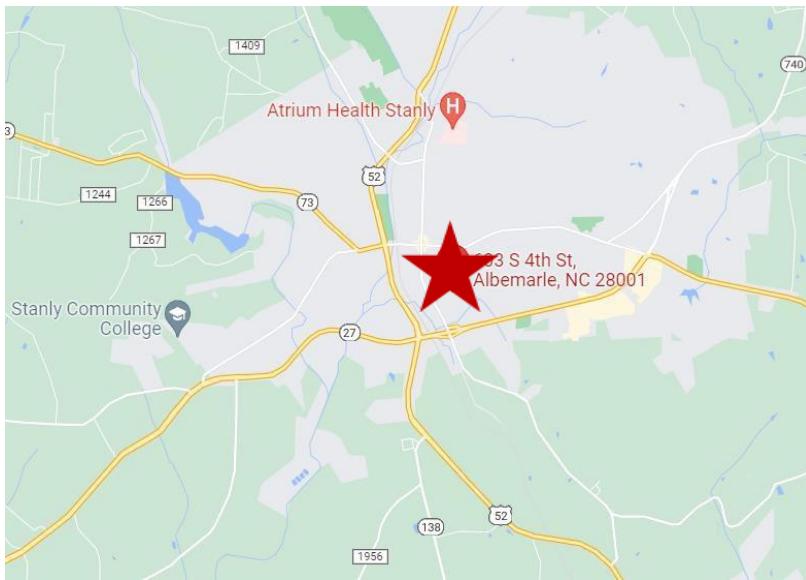


All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate



Property Highlights

Lot Size	1,000 +/- SF
Lot Dimensions	
Year Built	1941
Roofing	N/A
Bed/bath	2/1

Rental Facts

Average price per square foot	\$1.1
Rental price per unit	\$1,050 depending on home condition
Market Value	\$185,000

Conveniently located:

*0.7 miles from Highway 24
1.5 miles from Harris Teeter
3.3 miles from Vista Park*

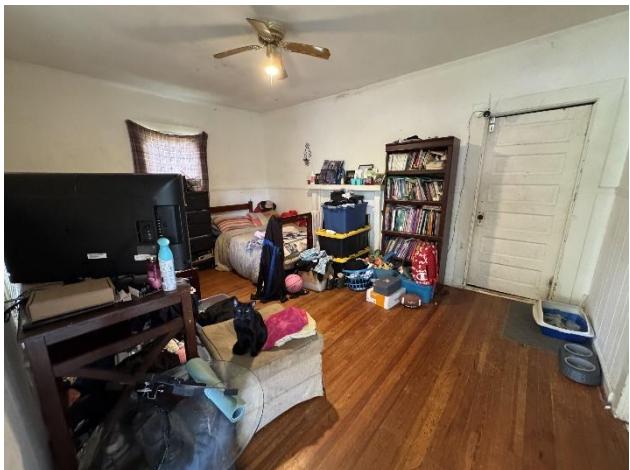


Northbound view on Summit Ave



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate





All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.



19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

 The Knox Group
Commercial Real Estate