

# Statesville, Davie Ave. commercial parcel \$950,000 asking price





- · +/- 3.7 acre commercial parcel, B5 zoning
- · 2329 and 2333 Davie Ave., & 2216 International Dr.
- Redevelopment or Investment Property
- Adjacent to Cardinal Village & The Gardens of Statesville independent living, retirement community
- · Industrial space neighboring on NE side to be vacated



Doug Sutherland, CCIM dougs@lakenormanrealty.com m (704) 614-2341



Sally Parker sallyp@lakenormanrealty.com m (704) 880-6757

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



## Statesville, Davie Ave. commercial parcel Iredell Co. PIN 4755-14-3591





Two improvements on the site one currently vacant, one with a short-term lease

Property can be redeveloped, and/or improvements leased.



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



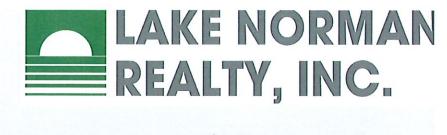
#### Statesville, Davie Ave. commercial parcel

+/- 3.7 acres

### B5 zoning—General Business District Water & Sewer at site







## Statesville, Davie Ave. commercial parcel Iredell Co. PIN 4755-14-3591





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

#### More facts about Statesville, Iredell Co, and No. Mecklenburg Co.:

\* Within 45 minutes of Charlotte Douglas International Airport, and 1 hr 20 min of Piedmont Triad International Airport, Greensboro



- Within 45 minutes of uptown Charlotte, fine dining, nightlife,
   Concerts, Panther NFL football, and Hornet NBA basketball
- Located near I-77, connecting the Great Lakes to the Southeast
- Also located on I-40, running 2,555 mis. from the port of Wilmington, NC, to
   California
- At Lake Norman, NC's largest lake.
- Within 45 minutes of NASCAR's Lowe's Motor Speedway
- Approx. 4 hrs to the fine beaches of North and South Carolina
- Within 1 hr 30 min of mountain resorts and snow skiiing
- Within approx 2 hrs to the state capital in Raleigh, the Research Triangle, and many of the nation's finest universities

For more information, contact:

Doug Sutherland, CCIM dougs@lakenormanrealty.com m (704) 614-2341

Sally Parker sallyp@lakenormanrealty.com (704) 880-6757

20117 W. Catawba Ave. Cornelius, NC 28031

