

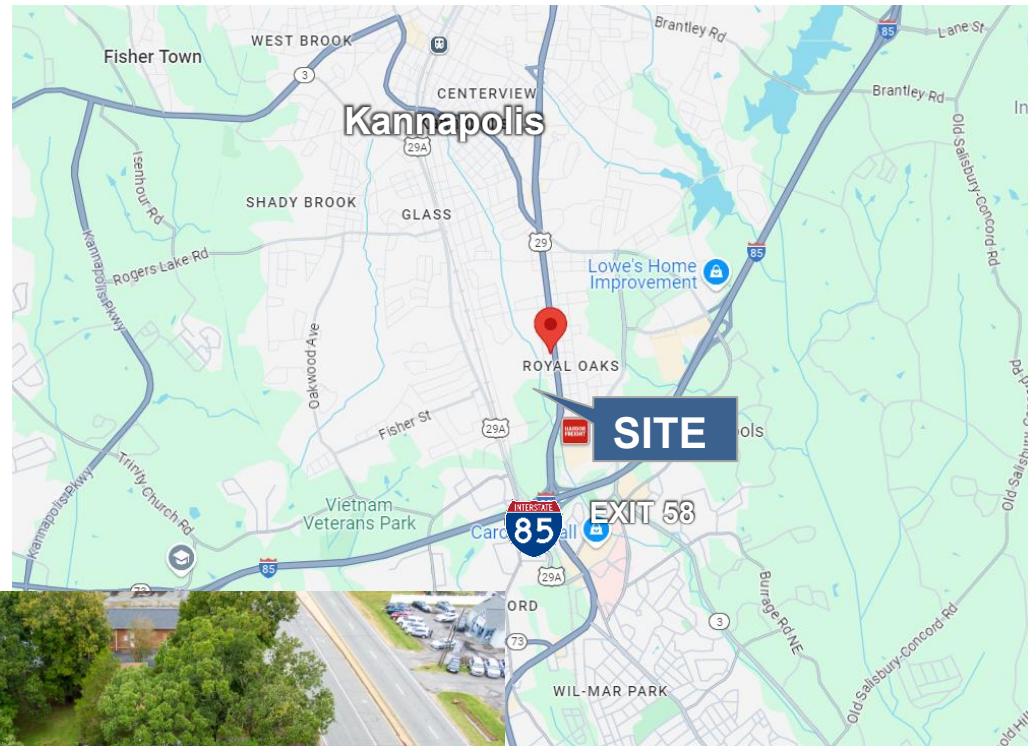
AVAILABLE FOR SALE

**2306 S. Cannon Blvd
Kannapolis, NC 28083**

**0.48 acre lot
2,831 +/- SF house**

- Tax Parcel ID: 5622-07-7043-0000
- Zoned: C-2
- 2 story basement home (unfinished basement) located at the busy intersection of S Cannon Blvd./ Hwy 29 and Michigan St
- Corner lot
- Accommodates a broad range of nonresidential uses characterized primarily by retail, office, and service establishments.
- Approx. 100 feet of road frontage
- The site is conducive to complete redevelopment or potential renovation for conversion to commercial use subject to approval by Kannapolis

SALE PRICE \$450,000



CONTACT

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.

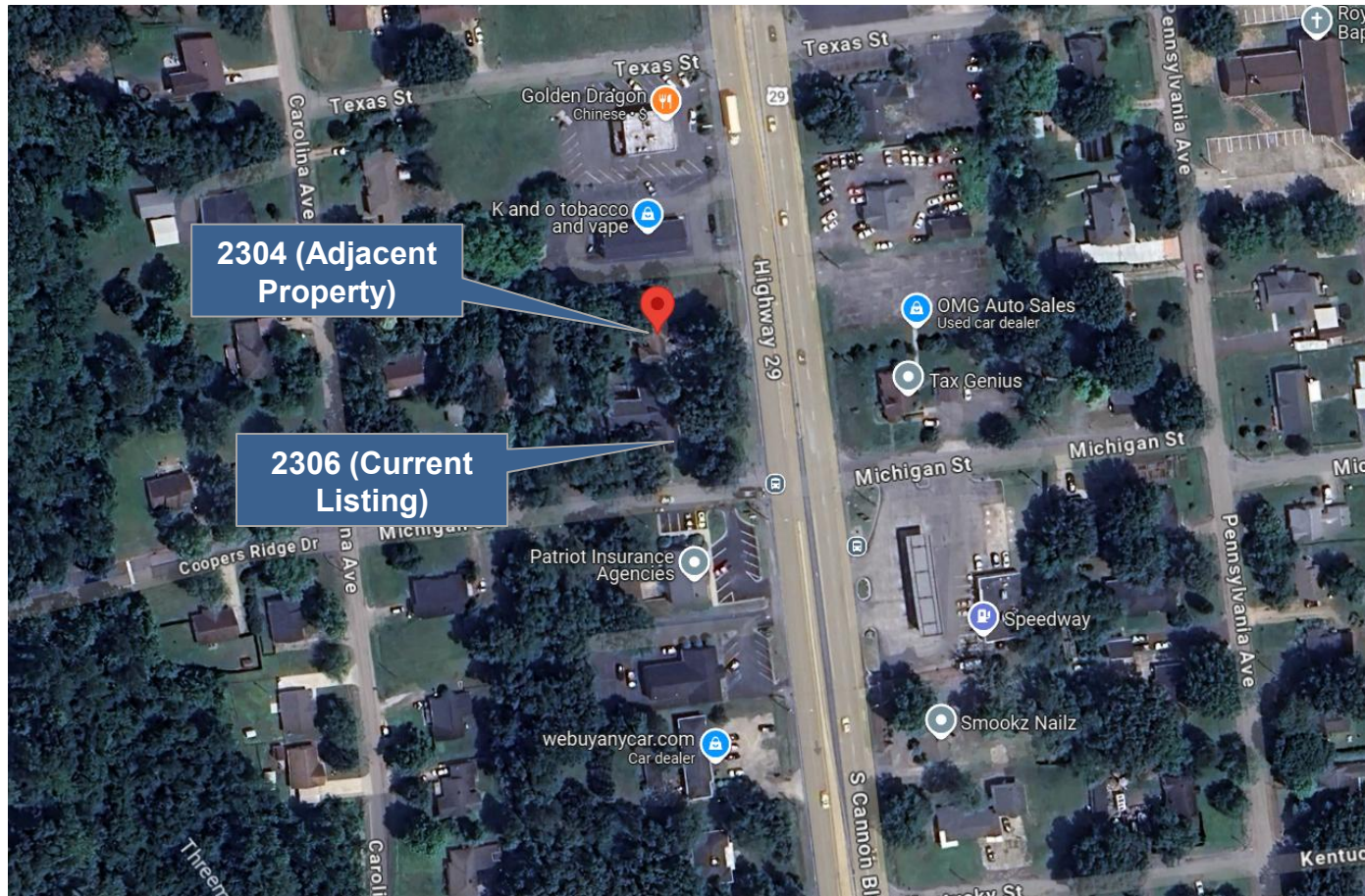
Charles Knox
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Diana Borg
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diana@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



Adjacent Property is Active for Sale / 2304 S Cannon Blvd, Kannapolis, NC 28083



CONTACT

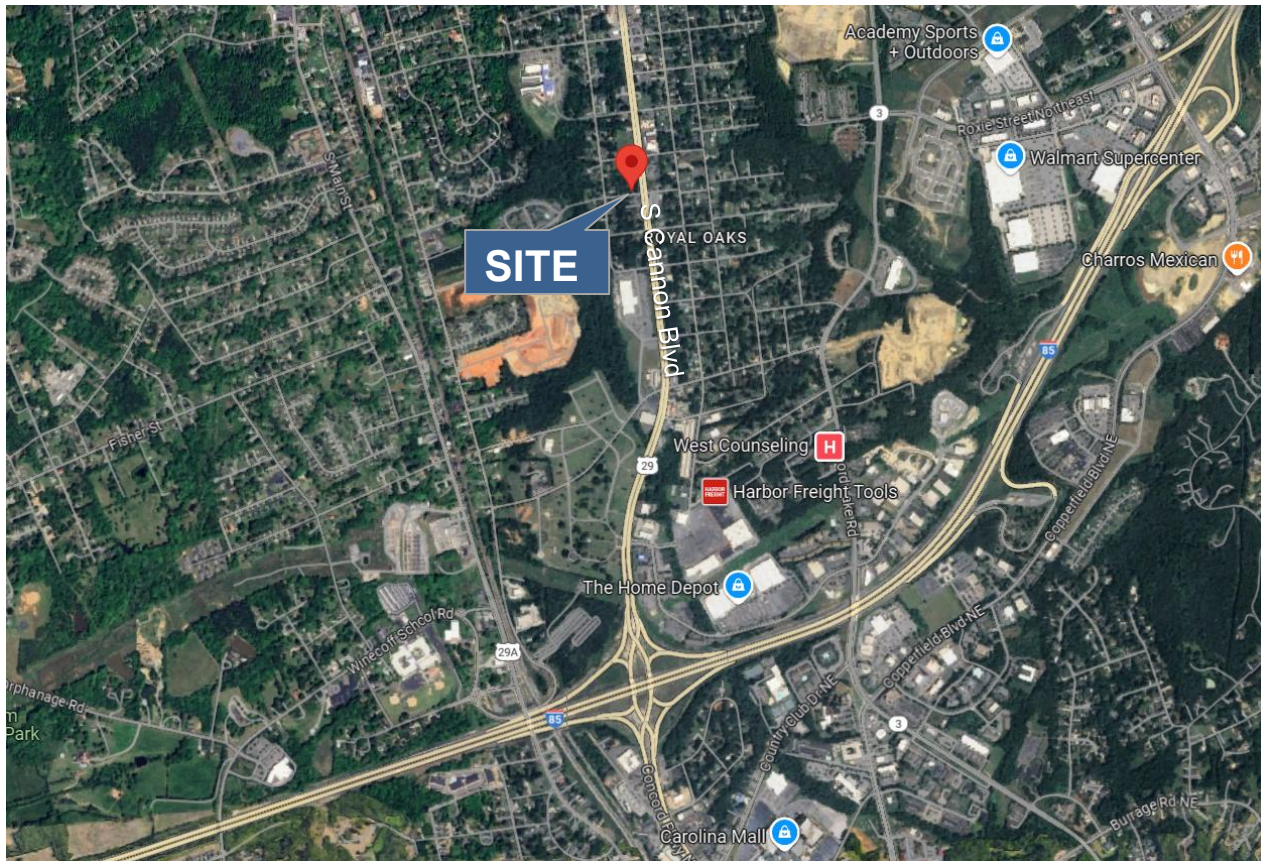
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Conveniently located:

1.5 miles from I-485 / Concord Parkway N

2.0 miles from The Home Depot

2.2 miles from Carolina Mall

3.5 miles from Kannapolis Downtown / Atrium Health Ball Park

Demographics

	1 mile	3 mile	5 mile
Population	4,116	35,161	73,746
Average Household Income	\$46,757	\$52,149	\$53,622

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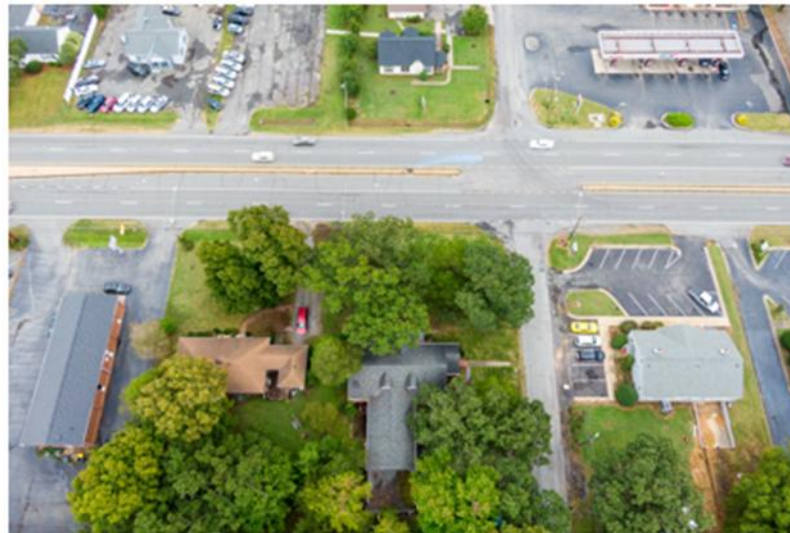
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Exterior Photos



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Photos (Close Locations)



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 **The Knox Group**
Commercial Real Estate