

# 306 Clanton Rd. (Lower SouthEnd)

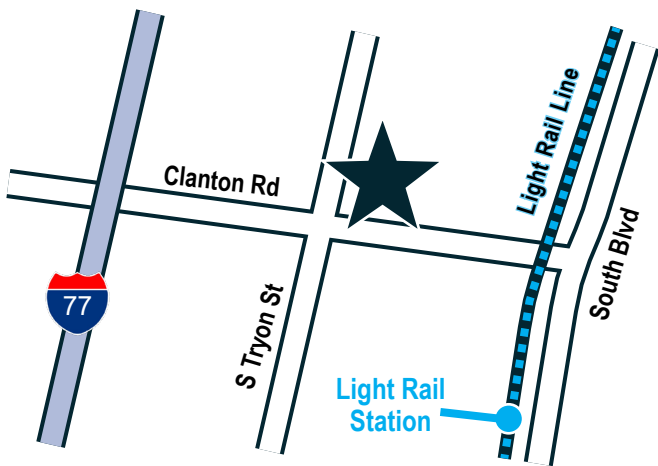
Charlotte, North Carolina 28217

FOR SALE / LEASE



**Move-in ready, fully renovated top floor + highly functional +/-7,100 total SF stand-alone building in the heart of Lower SouthEnd!**

*Great Parking; Close Walking Distance to  
Many Retail Amenities and a Light Rail Station!*



**Clay Durkin**  
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**DURKIN**  
COMMERCIAL

## FEATURES

- +/- 4,200 SF Finished top floor | +/- 2,804 SF unfinished downstairs basement | +/- 96 SF Modern Steel Welcome Awning.
- Layout is Comprised of a spacious high-ceiling welcome bar/kitchen/ lounge area, an Ample Front Storage Area, a Side Bathroom Lobby and M+W Restrooms and a mammoth separate event/meeting space extending front to back.
- Built in 1952, Zoned TOD-CC, Tax Records have a total of +/-7,100 sf on +/- .51 Acres (22,128sf)
- Current Owner completely renovated the building in 2020 (Roof, HVAC, Plumbing + Electrical). Basement Untouched but huge +sf potential!
- Move-in ready, open + highly functional floorplan for office or retail with brand new AND very nice, modern finishes and new lighting.
- NNN lease structure (Tenant handles Property Taxes + Insurance, Landscaping, HVAC Maint. Contract + Utilities . LL responsible for Roof/ Structure/Parking Lot).
- Ample onsite surface parking with 22 marked spaces and Room for an additional ~6 more in the rear bay and parallel to the islands.
- Upon purchase the Current owner placed the property in a Brownfield Agreement as Protection only from historical area anecdotal concerns (1. "Insurance Policy" from any Potential Future Liabilities; 2 Banks accept property as Collateral; 3. Only obligation is a Simple Annual Report.
- 4 miles to Uptown, .5 Miles to Scaleybark Light Rail Station and 6.8 miles to Charlotte Douglas International Airport.
- Plentiful Walkable Area amenities and Potential Multi-Family Housing (50k sf of leased area retail and 4900 delivered apartment units.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

For more info, please visit our "Properties" section at: [DurkinCommercial.com](https://DurkinCommercial.com)



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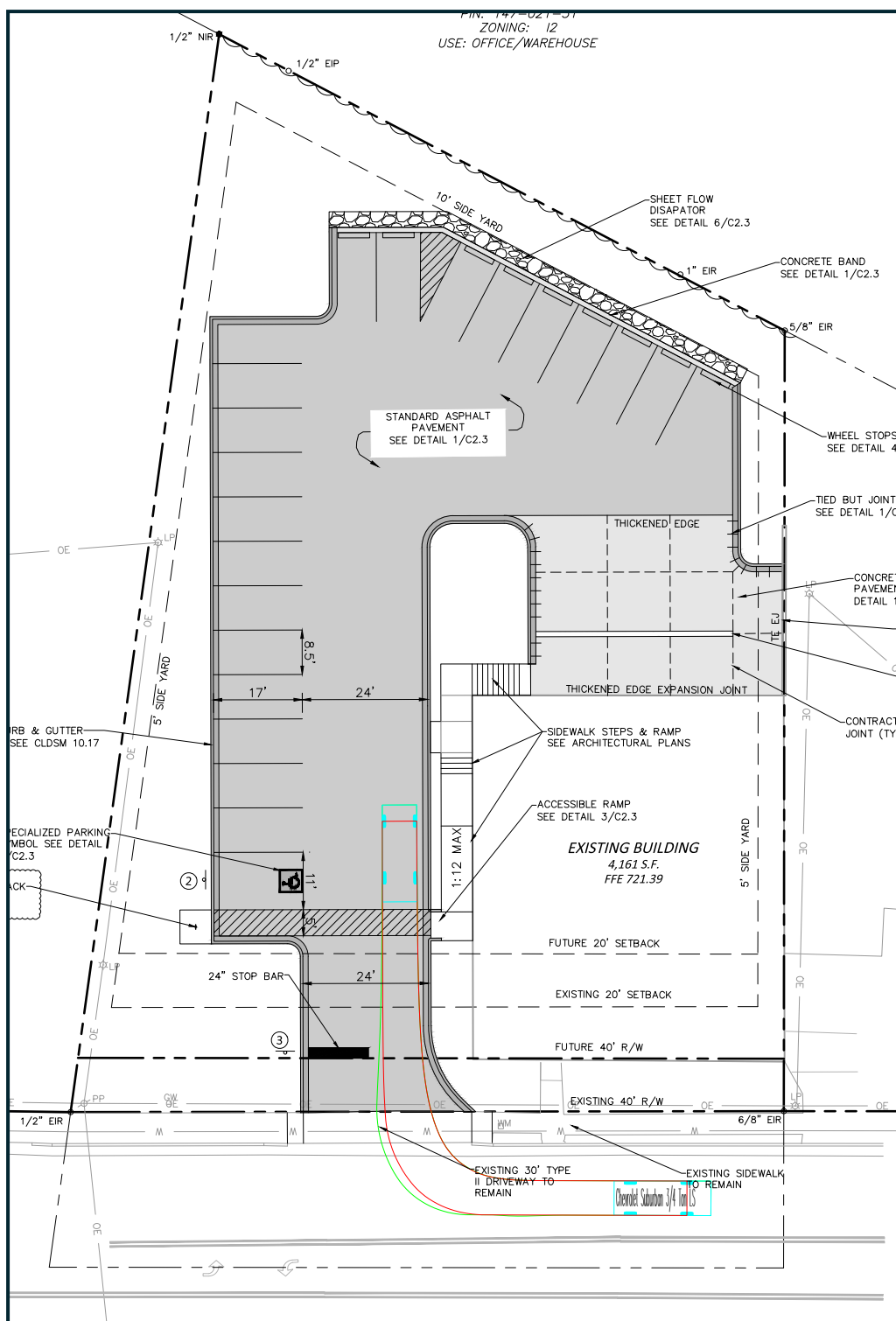
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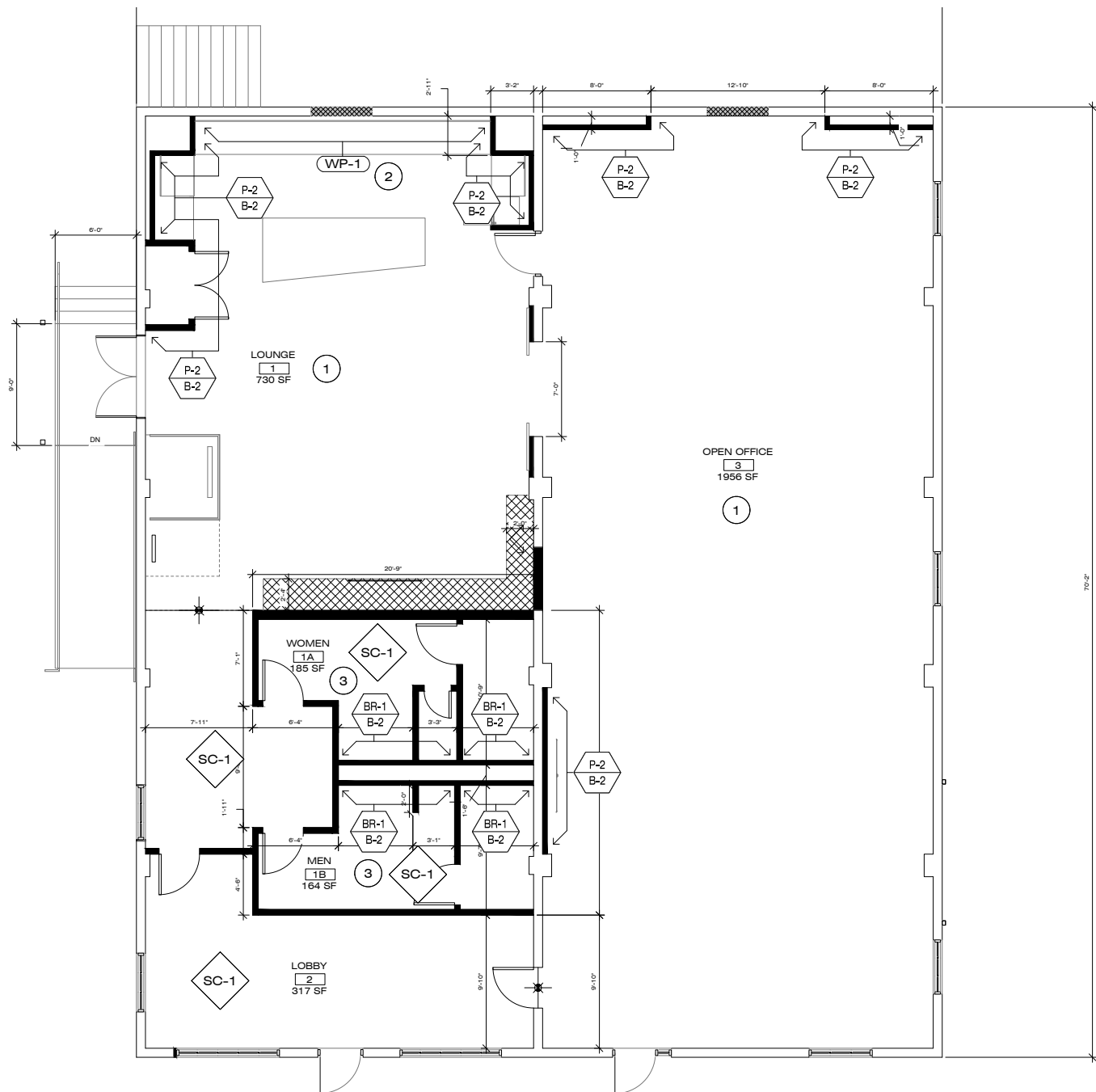


## Site Plan

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**Finished Top Floor**  
+/- 4,200 SF

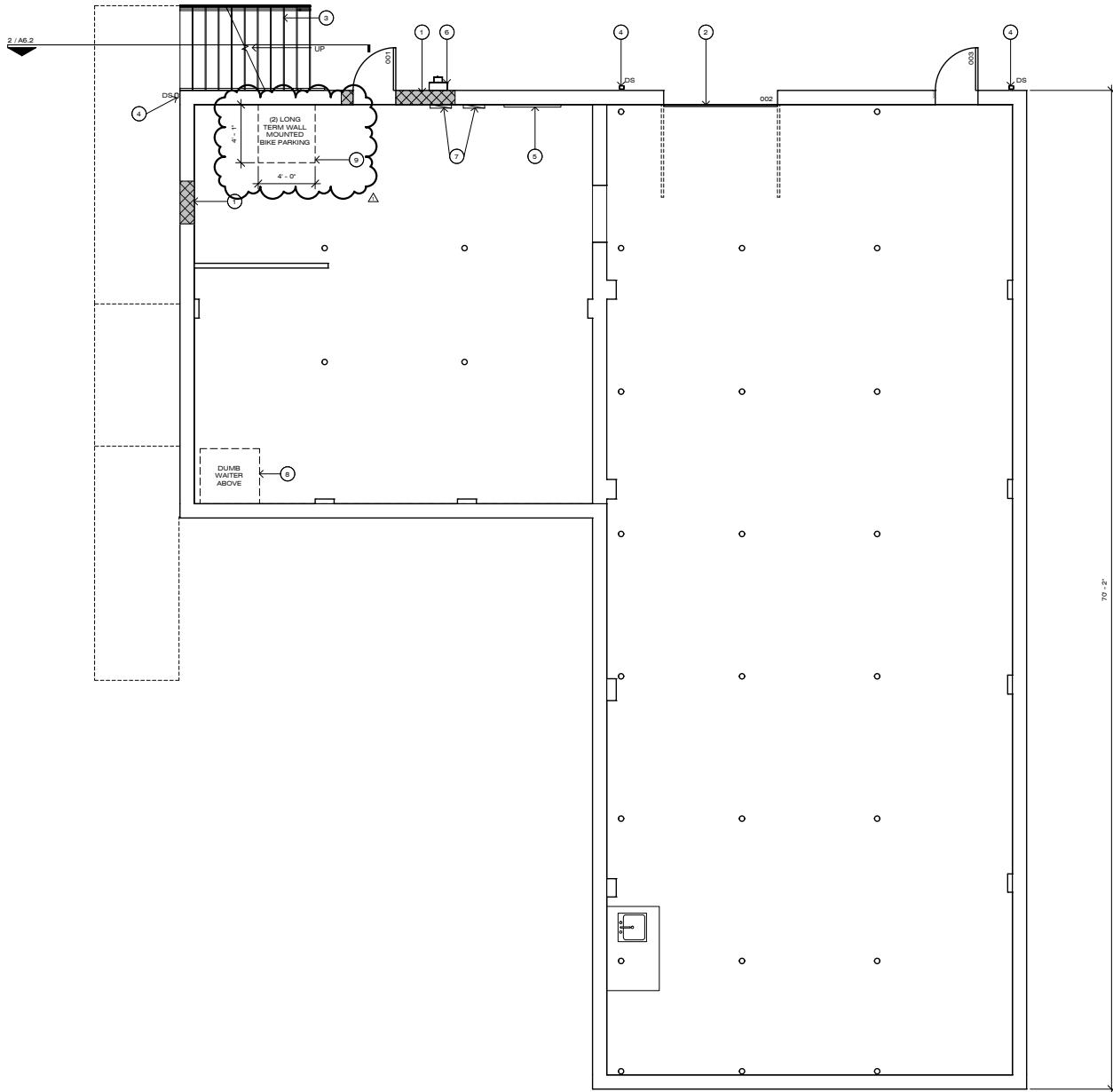
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## Unfinished Basement

+/- 2,804 SF

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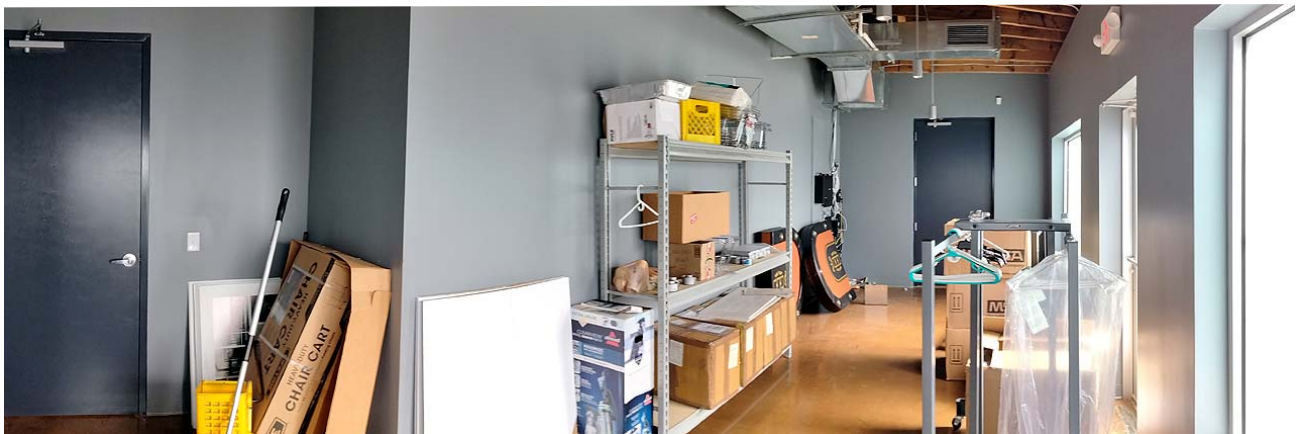
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