

ZION STATION

19428 ZION AVE, CORNELIUS, NC 28031

MIXED USE FOR SALE

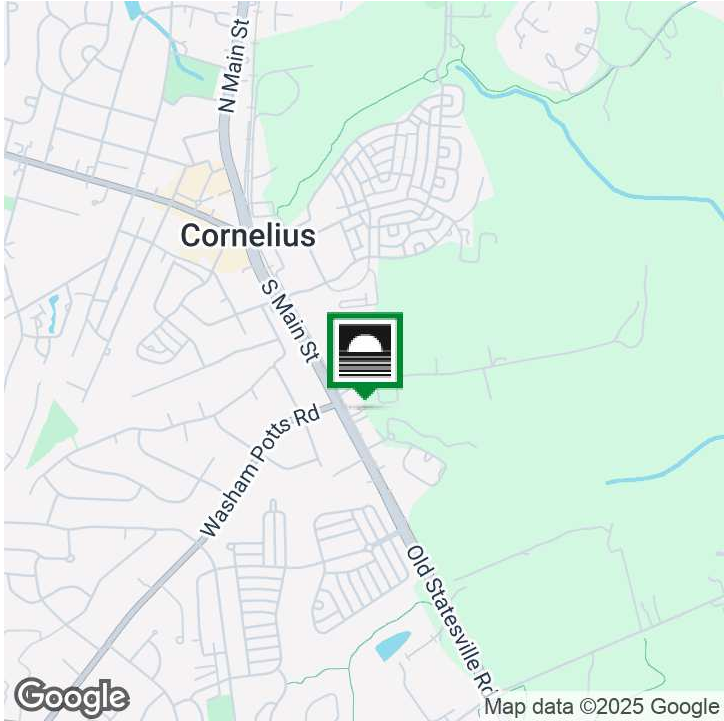
PRESENTED BY

NIKKI ROBINSON

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size (2 units):	2,119 SF
Additional SF	1,672 SF
Lot Size:	0.99 Acres
Number of Units:	3 - 5+
Years Built:	1911, 1936, 1960
Year Renovated:	2011
Zoning:	NMX - Mixed-Use

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Cornelius, NC! Located close to vibrant Downtown with great visibility along Hwy. 115, this versatile space provides an ideal canvas for a wide range of business ventures! This 2,119 SF property offers two stand-alone, turn-key units, perfectly suited for Office, Retail, Live/Work, Flex, Storage and More! There is tremendous Future Potential for the addition of more units with a small capital outlay. Ample parking in the large, asphalt parking lot. Renovated in 2011 with updated Kitchen and Bathrooms. New roof in 2023. Neighborhood Mixed Use Zoning allows for both residential and commercial uses, with endless possibilities in this growing region. With its charming character and prime location, this property presents an exceptional opportunity for those seeking to invest in the thriving Cornelius area!

PROPERTY HIGHLIGHTS

- 2,119 SF in two stand-alone buildings - Leased Main house and Studio apt
- Additional detached Flex Space - 874 SF with separate entrance, carport & storage
- Detached 2-car Garage - 798 SF w/ 2 roll-top doors
- Boat/RV covered Storage - 1 space
- Opportunity to Expand the Footprint in the future

PROPERTY DETAILS

Sale Price	\$1,050,000
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LOCATION INFORMATION

Building Name	Zion Station
Street Address	19428 Zion Ave
City, State, Zip	Cornelius, NC 28031
County	Mecklenburg

BUILDING INFORMATION

Building Class	2,119 SF
Building Class	
Tenancy	Multiple
Year Built	1911, 1960, 1995
Year Renovated	2011
Number of Buildings	5

PROPERTY INFORMATION

Property Type	Mixed Use
Property Subtype	Office, Retail, Live/Work, Flex
Zoning	NMX
Lot Size	0.99 Acres
APN #	00710107

PARKING - ASPHALT LOT

UTILITIES - WATER, SEWER, GAS, ELECTRICITY

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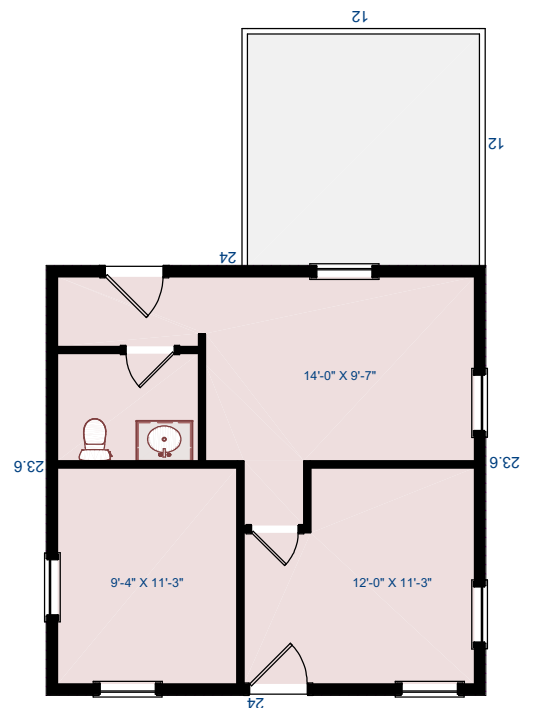
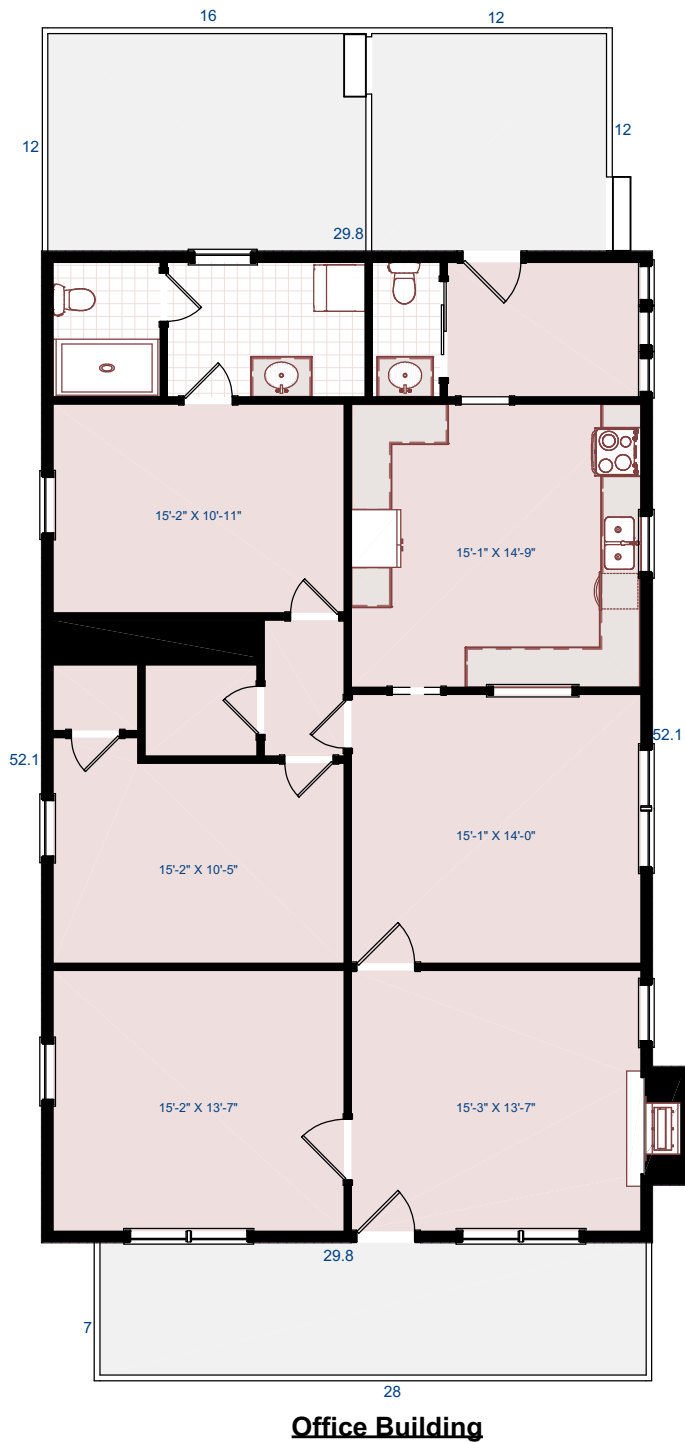
ADDITIONAL PHOTOS

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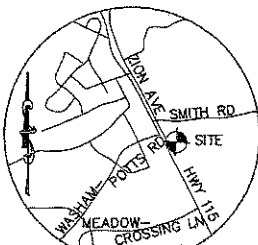
20117 WEST CATAWBA AVE, CORNELIUS, NC 28031 | 704.929.7941 | [LAKENORMANREALTY.COM](https://www.lakenormanrealty.com)

Property Address: 19428 Zion Ave., Cornelius, NC
 Prepared for: Nikki Robinson
 Office Building HLA: 1552.6 sq.ft.
 Studio HLA: 566.4 sq.ft.
See cover page for detailed square footage calculations



See cover page for detailed square footage calculations

The information and floor plan is an approximation of existing home or an architectural plans and is provided with the permission of the seller or seller's agent. All dimensions are approximate and not to exact scale. This measurements are completed in accordance with NC Real Estate Commission Guidelines. Copyright © 2012-2025, Harsha Bauer. <https://pictureahome.com>. Picture A Home® is a Registered Trademark.



LOCATION MAP
NOT TO SCALE

Craig L. Long
CRAIG L. LONG P.L.S.
1406 N. MAIN STREET
MOORESVILLE, N.C. 28115
(704) 799-2292

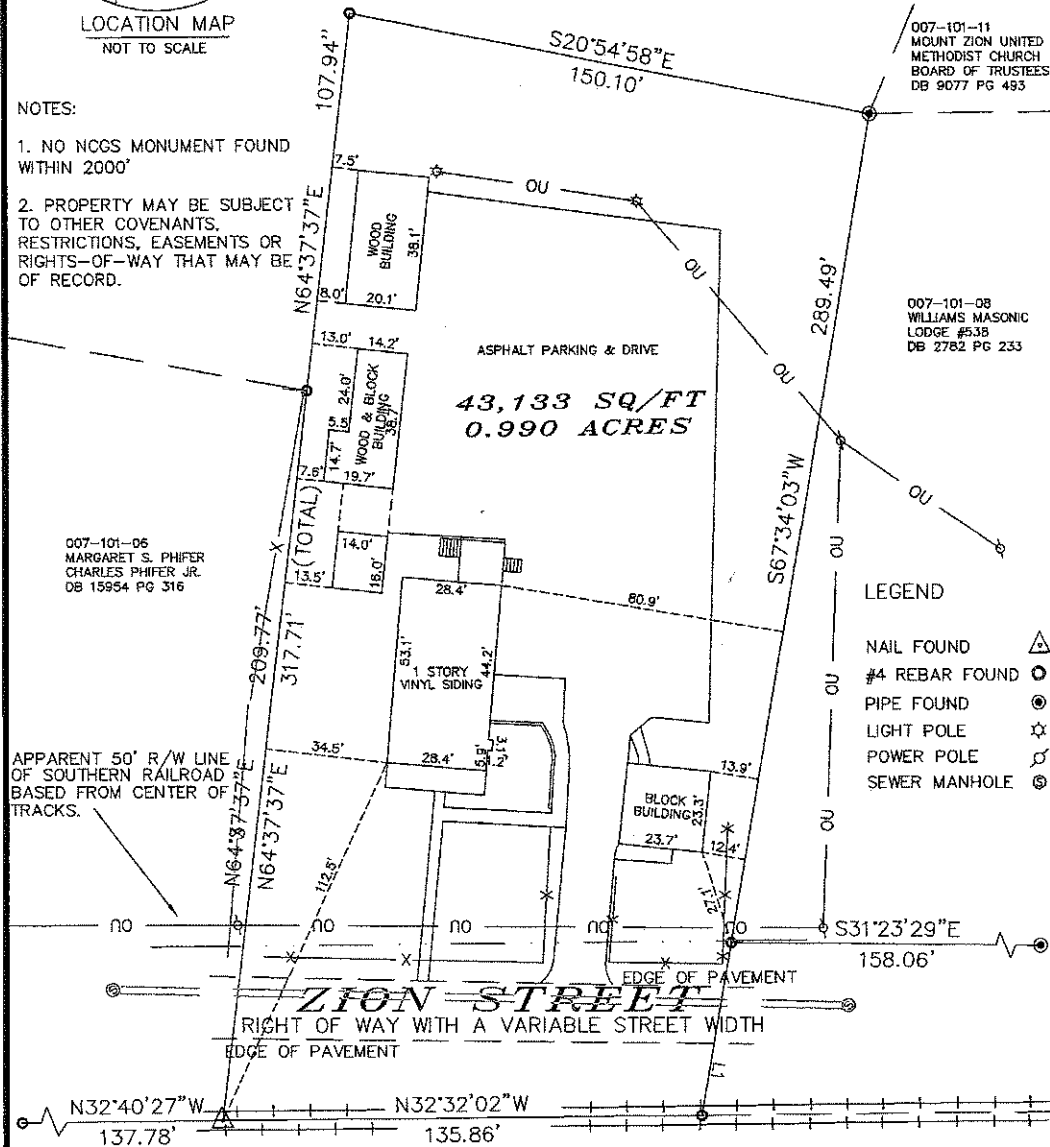


007-101-04
MT. ZION METHODIST CHURCH
DB 2893 PG 581

007-101-11
MOUNT ZION UNITED
METHODIST CHURCH
BOARD OF TRUSTEES
DB 9077 PG 493

NOTES:

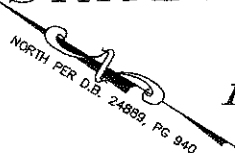
1. NO NCGS MONUMENT FOUND WITHIN 2000'
2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.



LEGEND

- NAIL FOUND
- #4 REBAR FOUND
- PIPE FOUND
- LIGHT POLE
- POWER POLE
- SEWER MANHOLE

EDGE OF PAVEMENT
STATESVILLE ROAD (HWY 115)
60' PUBLIC R/W



PHYSICAL SURVEY OF

19428 ZION AVENUE

PROPERTY OF DAVID J. SALAMA

SCALE: 1"=40' CORNELIUS, MECKLENBURG COUNTY, N.C.
AS RECORDED IN: DEED BOOK 24889, PAGE 940

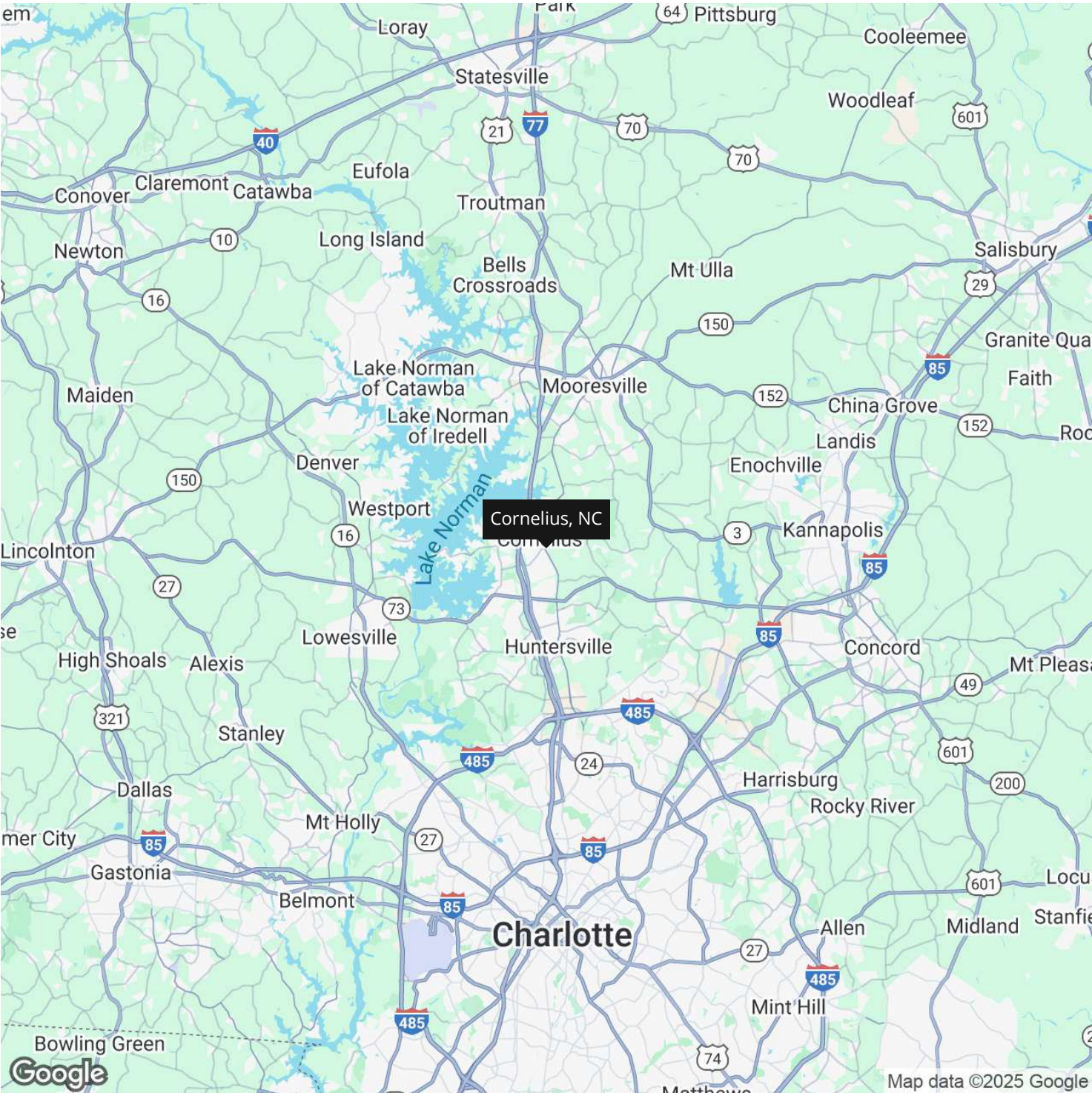
DATE: 12/16/2010
TAX # 007-101-07

EOC >= 1:10,000

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.15	S67°34'03"W

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REGIONAL MAP

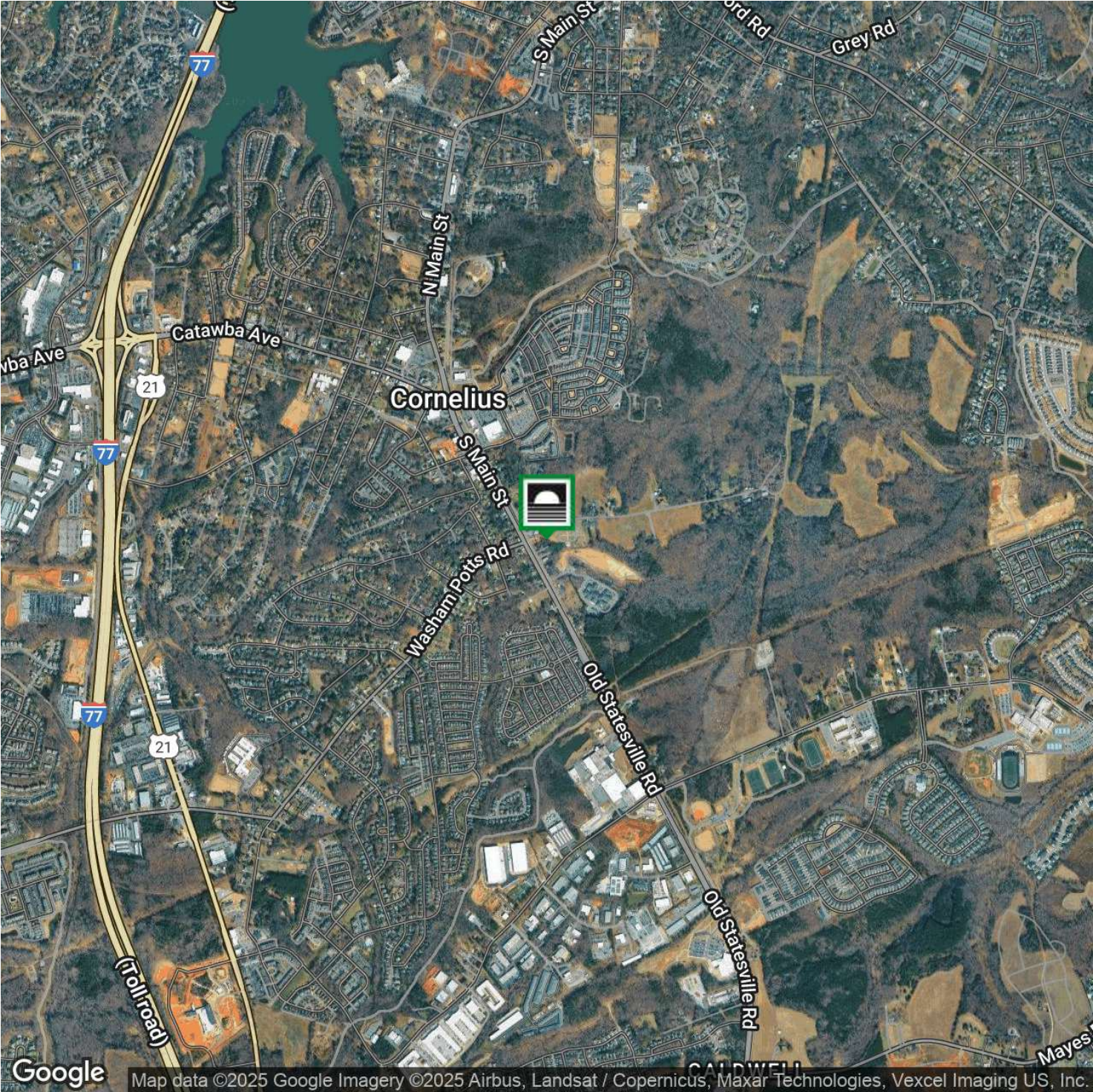


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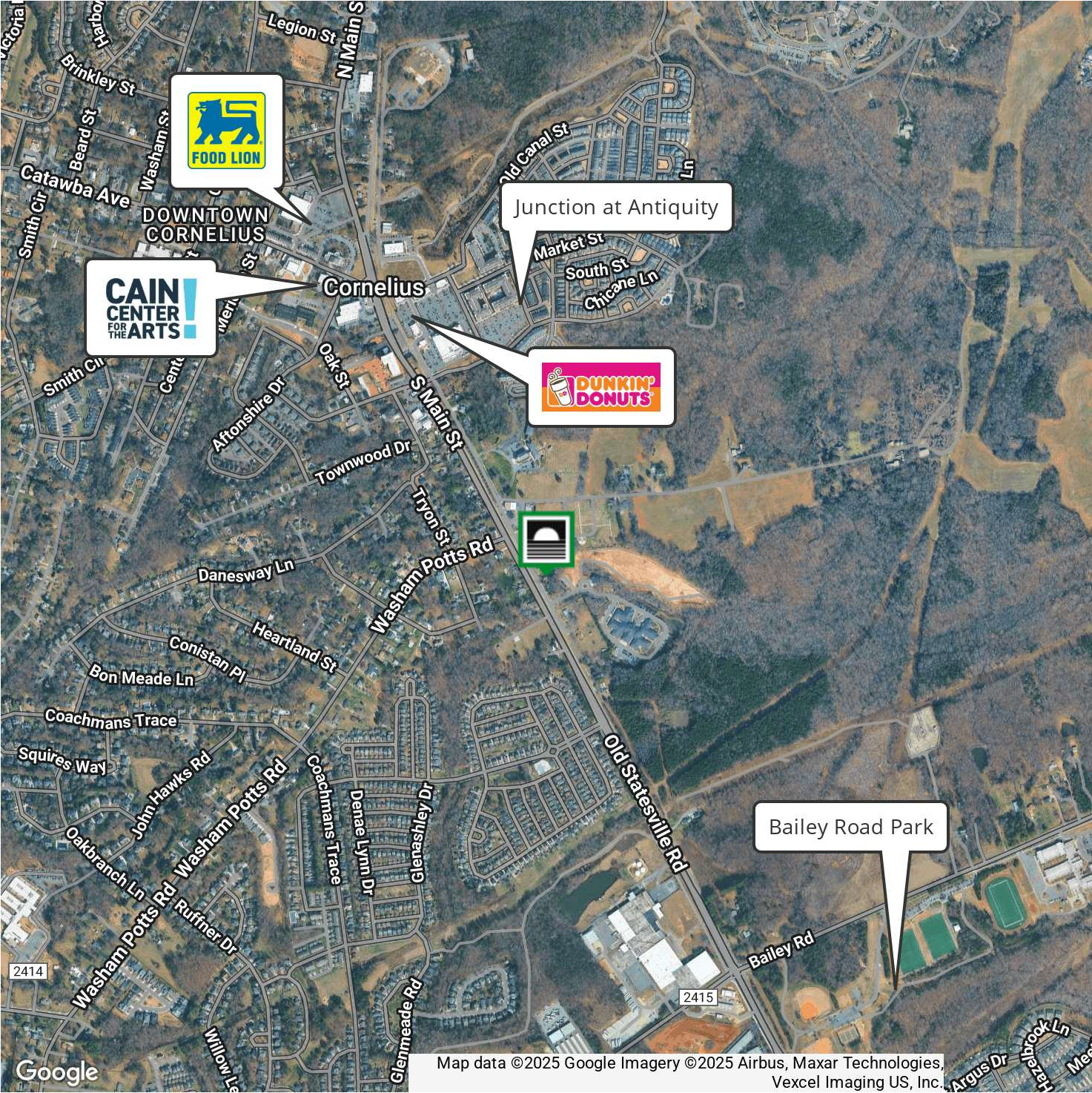
AERIAL MAP

SATELLITE IMAGE | 9

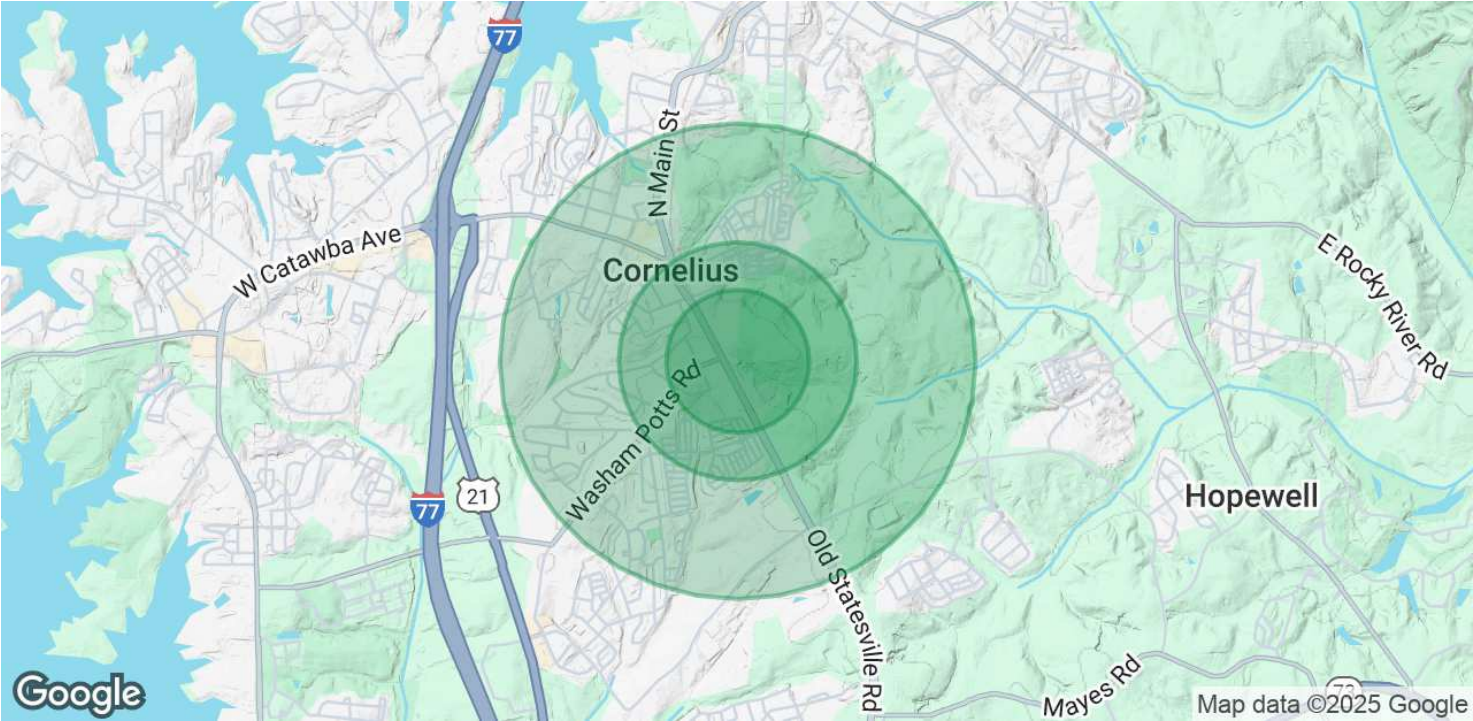


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LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	582	2,795	7,560
Average Age	40	42	41
Average Age (Male)	39	40	40
Average Age (Female)	41	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	238	1,189	3,131
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$122,474	\$127,193	\$127,194
Average House Value	\$535,630	\$585,487	\$565,029

Demographics data derived from AlphaMap

ADVISOR BIO

MEET NIKKI | 12



NIKKI ROBINSON

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NC #282886

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