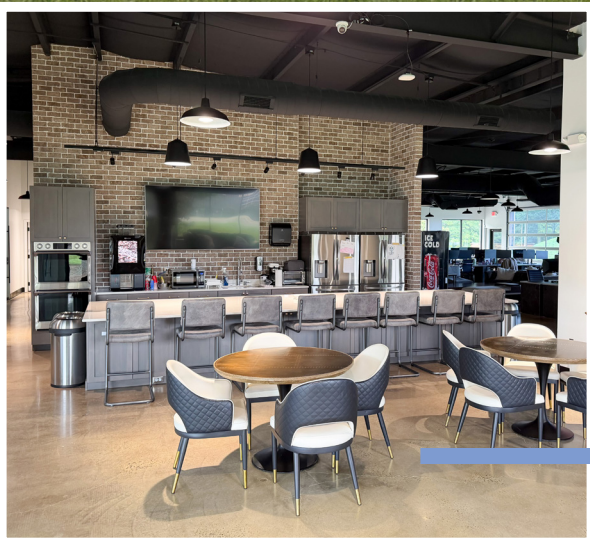


18820

STATESVILLE ROAD



**±6,440 SF Creative
Office Building
Available for Sale**

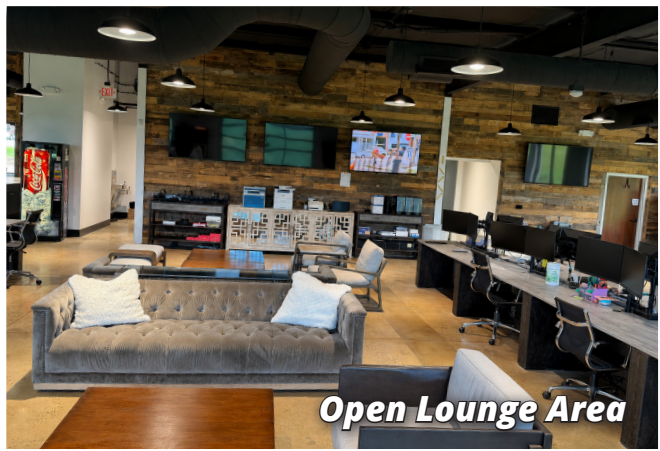
CORNELIUS, NORTH CAROLINA

Nick Claudio
Senior Vice President
704 512 0231
nick.claudio@avisonyoung.com

**AVISON
YOUNG**



Collaborative Workspace



Open Lounge Area



First Conference Room



Second Conference Room

Property details

Building Size: ±6,440 SF

Acreage: ±1.714 AC

Buildout: Creative Office

Zoning: HC
(Highway Commercial)

County: Mecklenburg

Year Renovated: 2021 / 2022

Roof Age: 2022

HVAC Age: 2022

Parking: ±19 Spaces

Asking Price: \$3,800,000

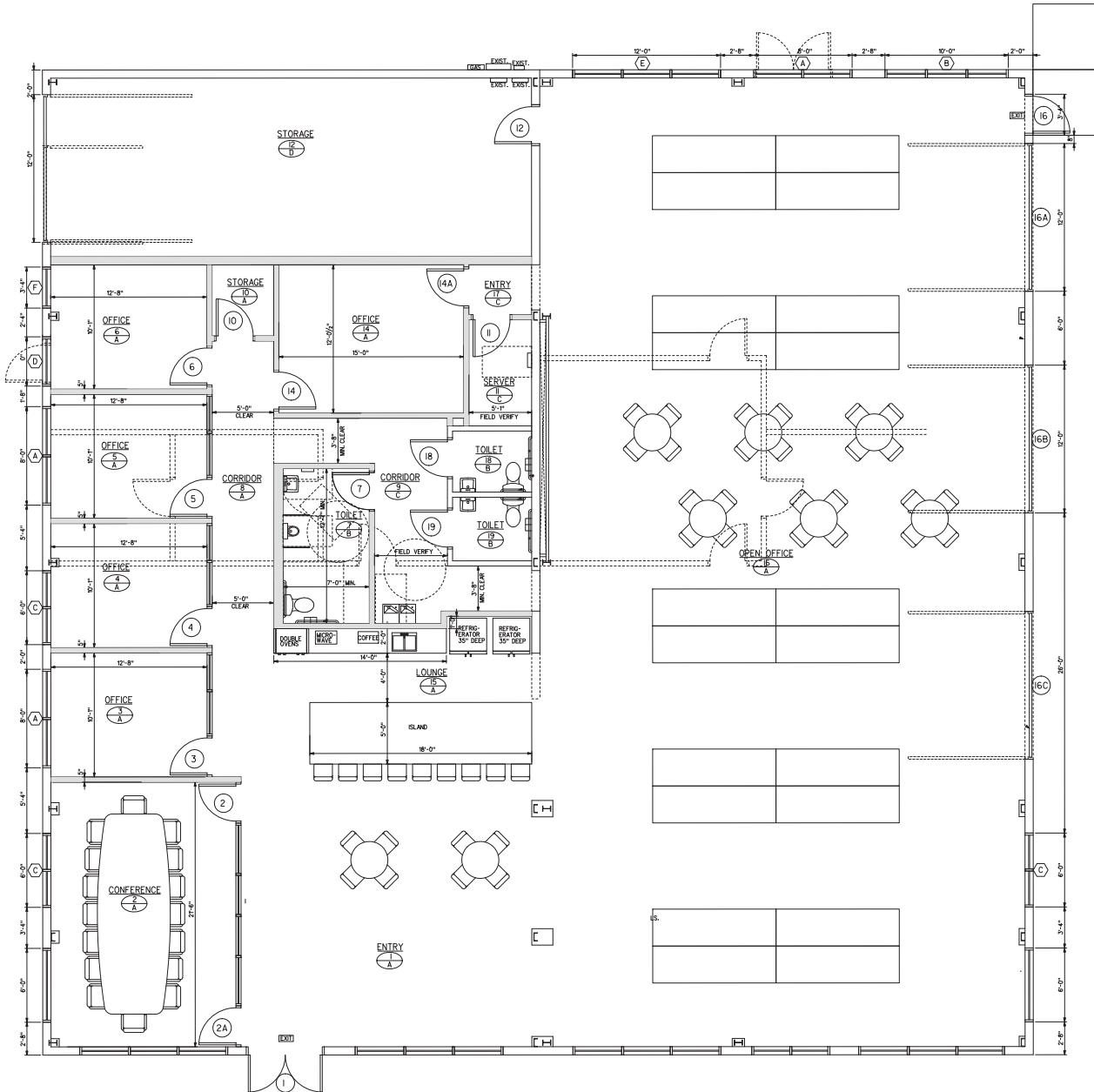


CREATIVE OFFICE BUILDING FOR SALE

18820 Statesville Rd, Cornelius, NC

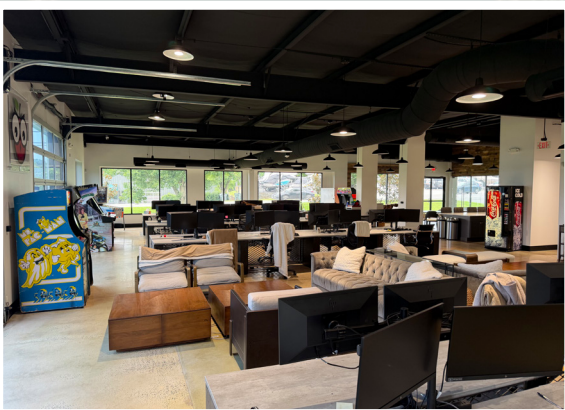
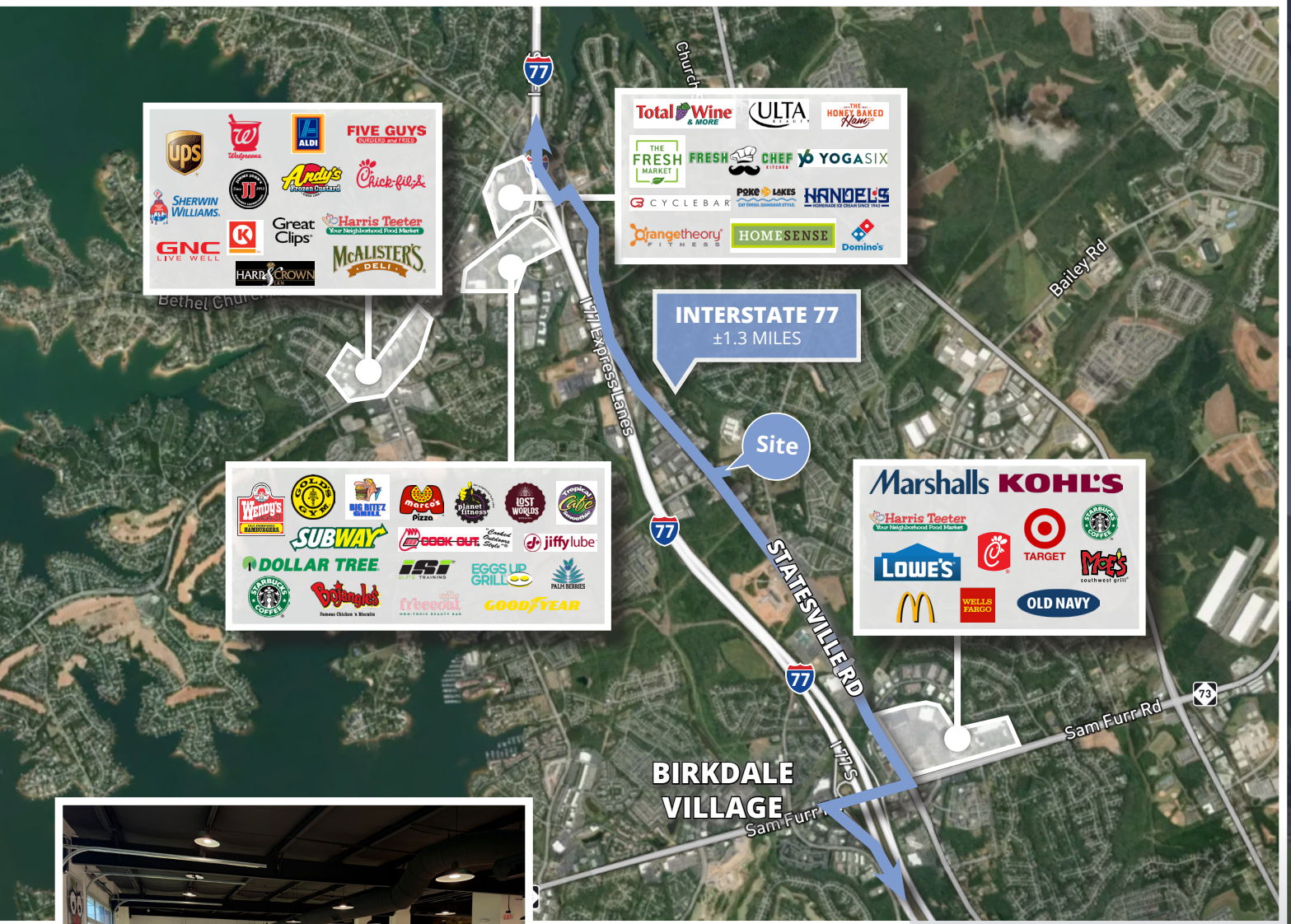
Located along Statesville Road in Cornelius, NC, **18820 Statesville Road** offers **±6,440 SF of creative office space on a ±1.714 acre site**. The property features a modern 2021/2022 renovation, including a 2022 roof and HVAC system, providing an updated and move-in-ready environment for today's users. Zoned Highway Commercial (HC), the property offers excellent visibility and convenient access to the surrounding Lake Norman area, making it an attractive opportunity for businesses seeking a distinctive office setting with a substantial land component.

Floor Plan



CREATIVE OFFICE BUILDING FOR SALE

18820 Statesville Rd, Cornelius, NC



Location



INTERSTATE 77
±1.3 miles



INTERSTATE 485
±8.6 miles



UPTOWN
CHARLOTTE
±18.4 miles

For more information:

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**AVISON
YOUNG**