

99 CANNON STREET

ENTITLED, CORNER REDEVELOPMENT IN HEART OF CHARLESTON'S
STR & CULINARY CORRIDOR



Sales Price: \$3,450,000

Zoning Entitlements: Approved for a ~2,357/sf restaurant with a ~930/sf patio and two short term rentals

BAR Entitlements: Conceptual Board of Architectural Review approval, per the above rendering

Parking Spaces: Ownership of 9

Pay-To-Park Spaces: ~54 total onsite parking spaces available for non-business hours with an additional ~147 spaces within a one block radius.

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Property Summary:

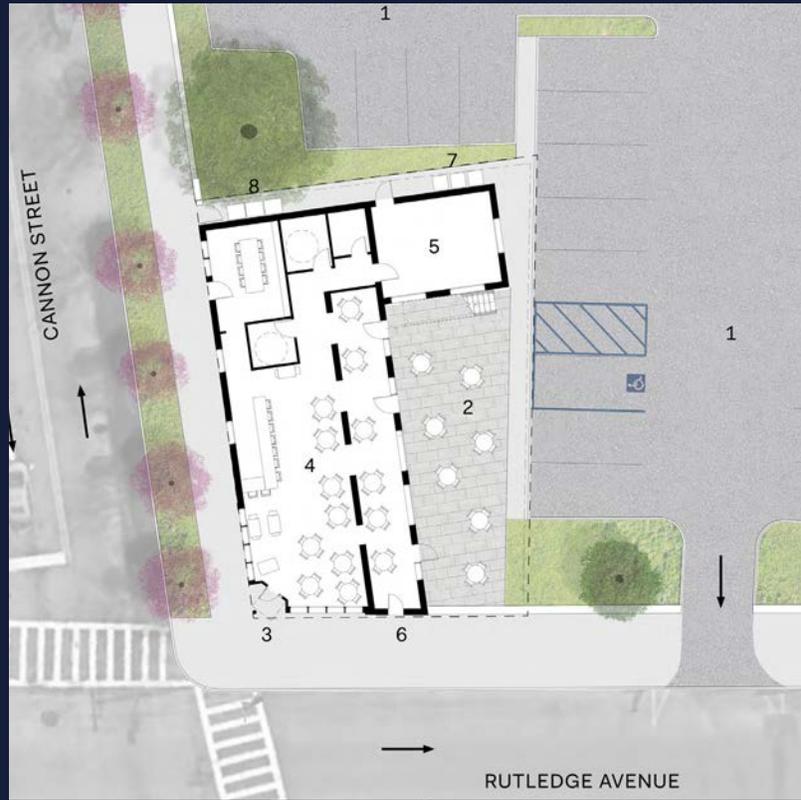
Positioned at the prominent corner of Cannon and Rutledge, 99 Cannon (circa 1831) offers a rare, entitled, mixed-use opportunity in the heart of Cannonborough–Elliotborough neighborhood, now recognized as Charleston’s most concentrated dining district for nationally acclaimed chefs and restaurateurs. The property has already been entitled for a restaurant with a large patio and two luxury short-term rental units above. Within just a few blocks, nine restaurants/chefs have earned Michelin and/or James Beard recognitions, making this neighborhood an exceptional culinary enclave, unlike any other area in Charleston. There are also two large development projects proposed for the adjacent corners that will further enhance the corridor; please inquire with the listing broker for additional details.

Property Highlights:

- Zoning approvals already in place for a ~2,357/sf restaurant with a ~930/sf patio and two ~1,373/sf luxury STR units above, on the second and third floors.
- BAR conceptual approval to include original corner storefront restoration, exterior dining patio, new ground level windows and door systems.
- Ownership of nine on-site parking spaces.
- Abundant parking: ~54 onsite pay-to-park spaces available for patron use during nights, weekends, and holidays. There are also ~147 additional offstreet pay-to-park spaces within one block.
- Address for the commercial space was converted from 208 Rutledge to 99 Cannon, providing a more recognizable street address.
- Original 1831 brick walls may be exposed on the ground floor.
- 100% leased through July 2026, offering interim income while plans are finalized and permitted.
- Recipient of a Carolopolis Award for historic preservation.



Sample Layout







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