LAKE NORMAN REALTY, INC.

COMMERCIAL SERVICES TEAM

20117 WEST CATAWBA AVE
CORNELIUS, NC 28031
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ZION STATION

19428 ZION AVE, CORNELIUS, NC 28031

MIXED USE FOR SALE

PRESENTED BY

NIKKI ROBINSON

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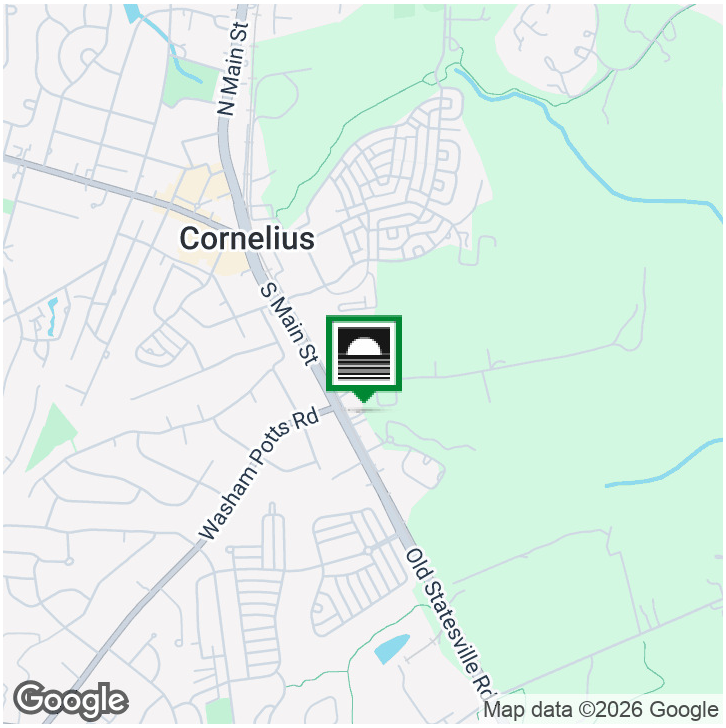
EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	$990,000
Building Size (2 units):	2,119 SF
Additional SF	1,672 SF
Lot Size:	0.99 Acres
Number of Units:	3 - 5+
Cap Rate:	3.5%
NOI:	$34,625
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	$990,000

LOCATION INFORMATION

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

BUILDING INFORMATION

NOI	$34,625.00
Cap Rate	3.5
Building Class	2,119 SF
Building Class	
Tenancy	Multiple
Year Built	1911, 1960, 1995
Year Renovated	2011
Number of Buildings	5
Year Last Renovated	2011

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

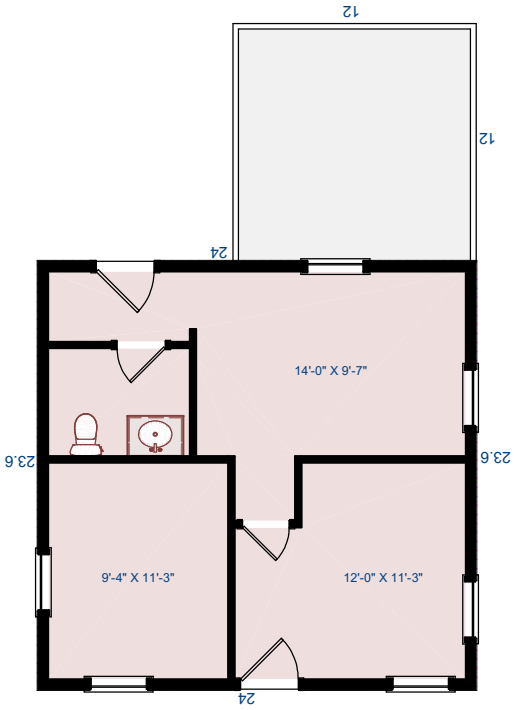
UTILITIES - WATER, SEWER, GAS, ELECTRICITY

Water	City of Charlotte
Sewer	City of Charlotte
Natural Gas	Enbridge
Electricity	Town of Cornelius

ADDITIONAL PHOTOS

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

Office Building



Studio

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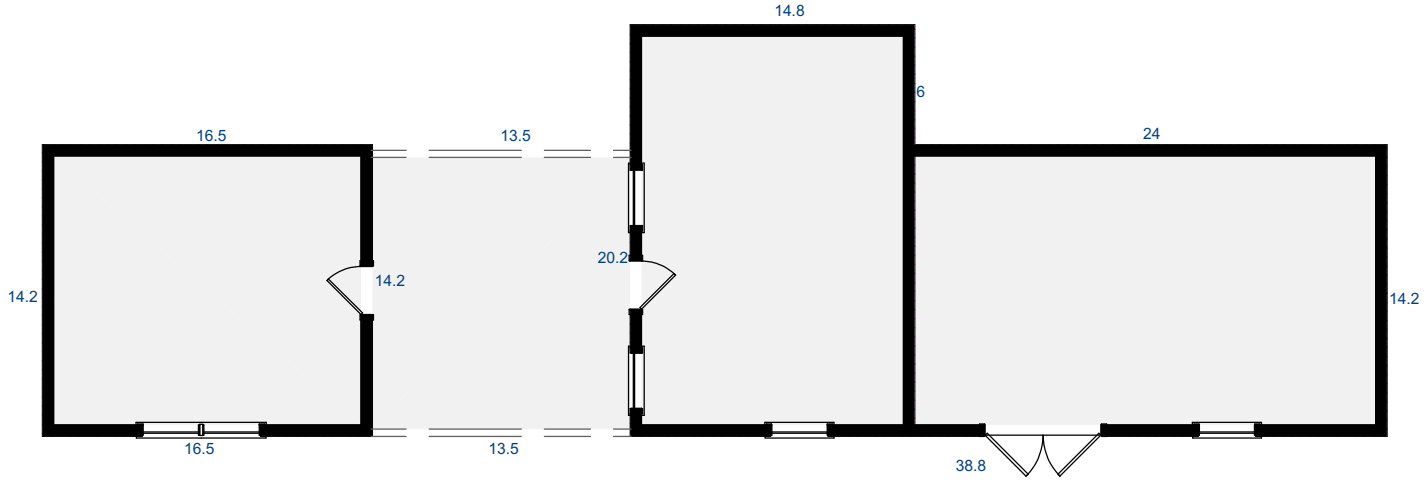
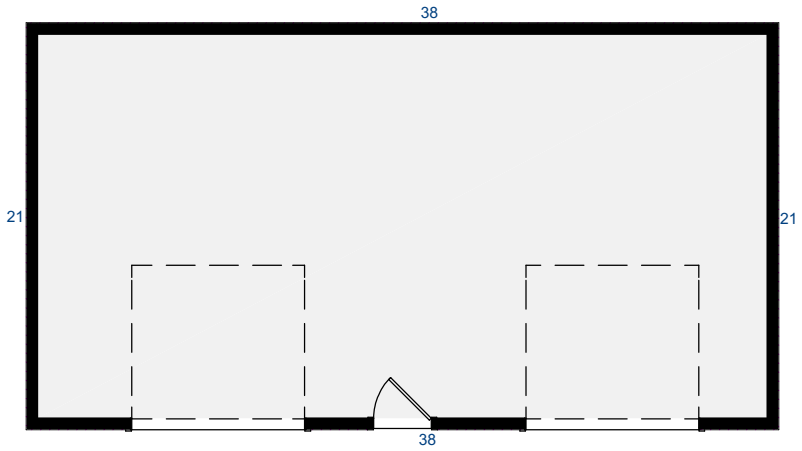
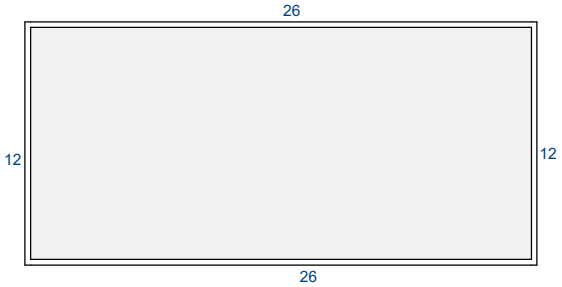
Property Address: 19428 Zion Ave., Cornelius, NC
Prepared for: Nikki Robinson
Flex Space: 874.1 sq.ft.
Garage: 798 sq.ft.
Covered RV/Boat Storage: 312 sq.ft.
See cover page for detailed square footage calculations



Flex Space



Garage



Covered RV/Boat Storage

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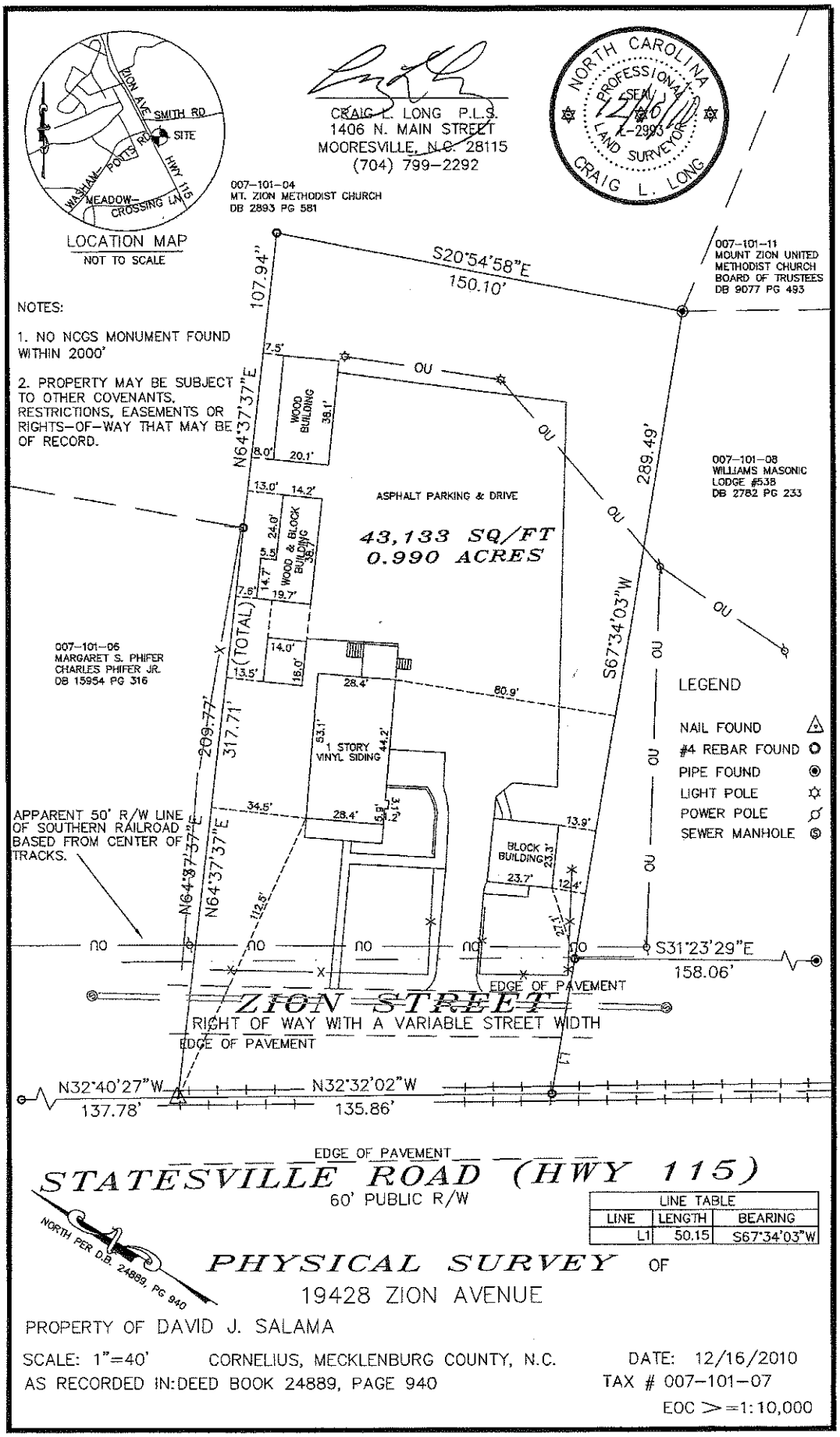


LINE TABLE		
LINE	LENGTH	BEARING
L1	50.15	S67°34'03"W

PHYSICAL SURVEY OF

19428 ZION AVENUE

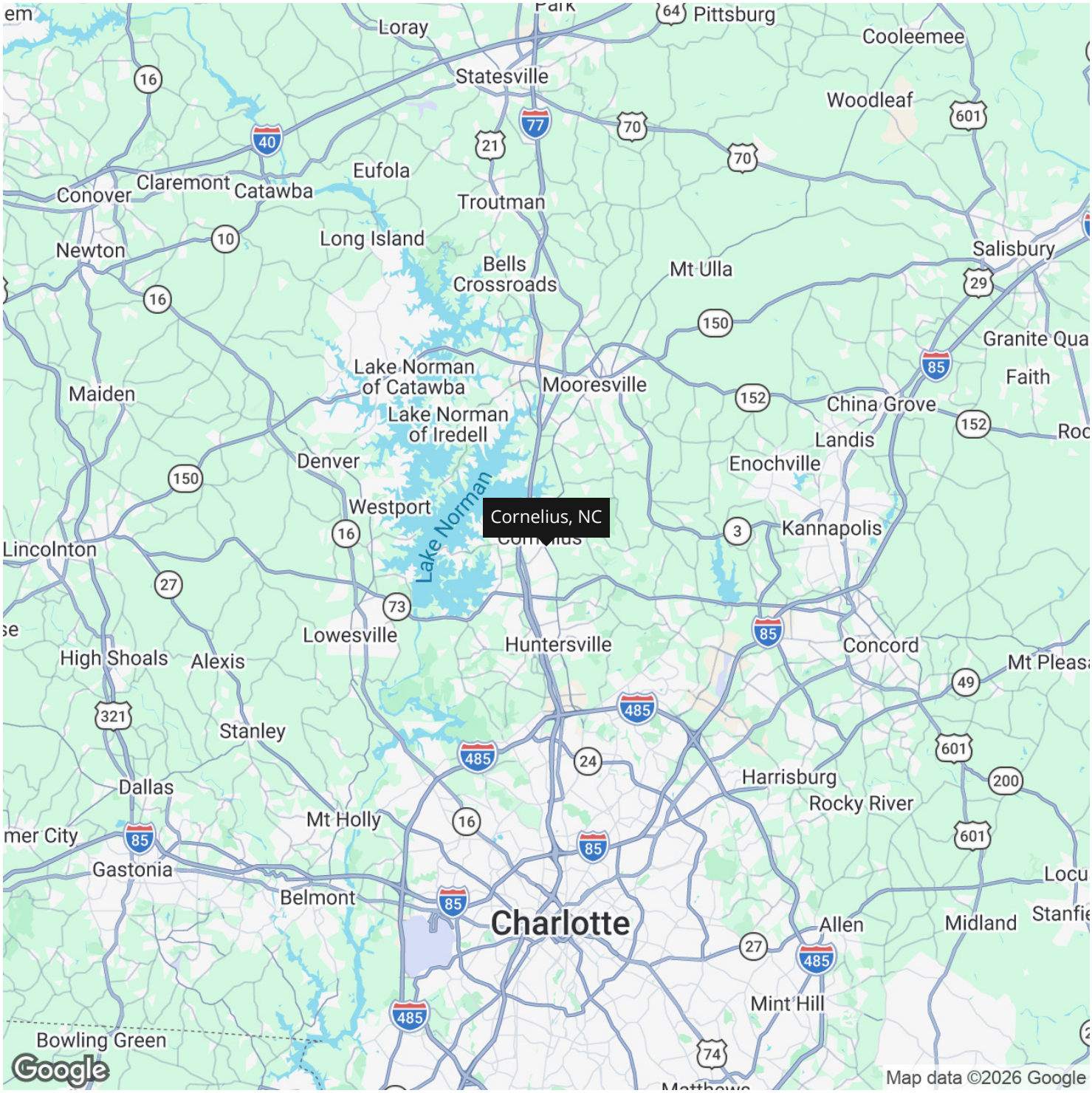
PROPERTY OF DAVID J. SALAMA

SCALE: 1"=40' CORNELIUS, MECKLENBURG COUNTY, N.C. DATE: 12/16/2010

AS RECORDED IN:DEED BOOK 24889, PAGE 940 TAX # 007-101-07

EOC >=1:10,000

REGIONAL MAP

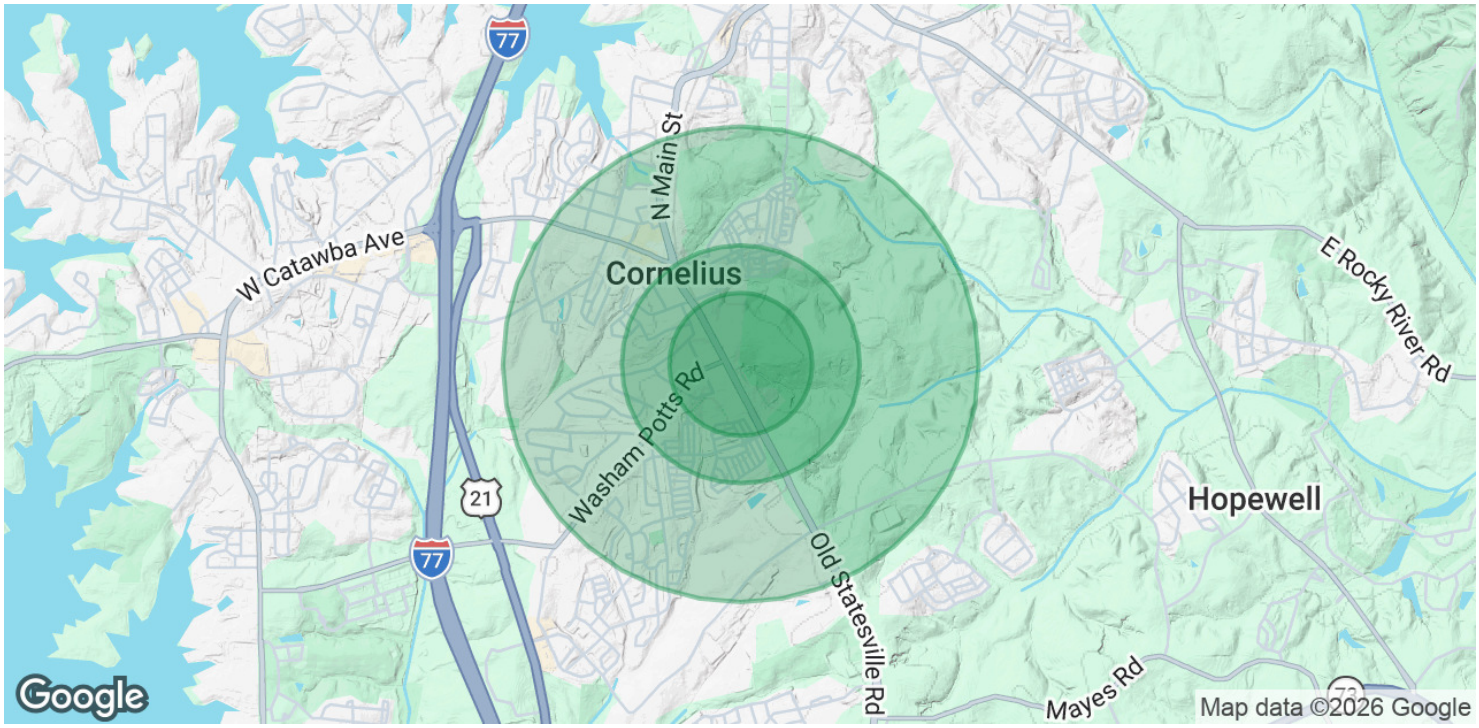


AERIAL MAP

S Main St
Grey Rd
N Main St
Catawba Ave
Cornelius
S Main St
Washam Potts Rd
Old Statesville Rd
Old Statesville Rd
(Toll road)
Mayes
Google
Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

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

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NC #282886

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