

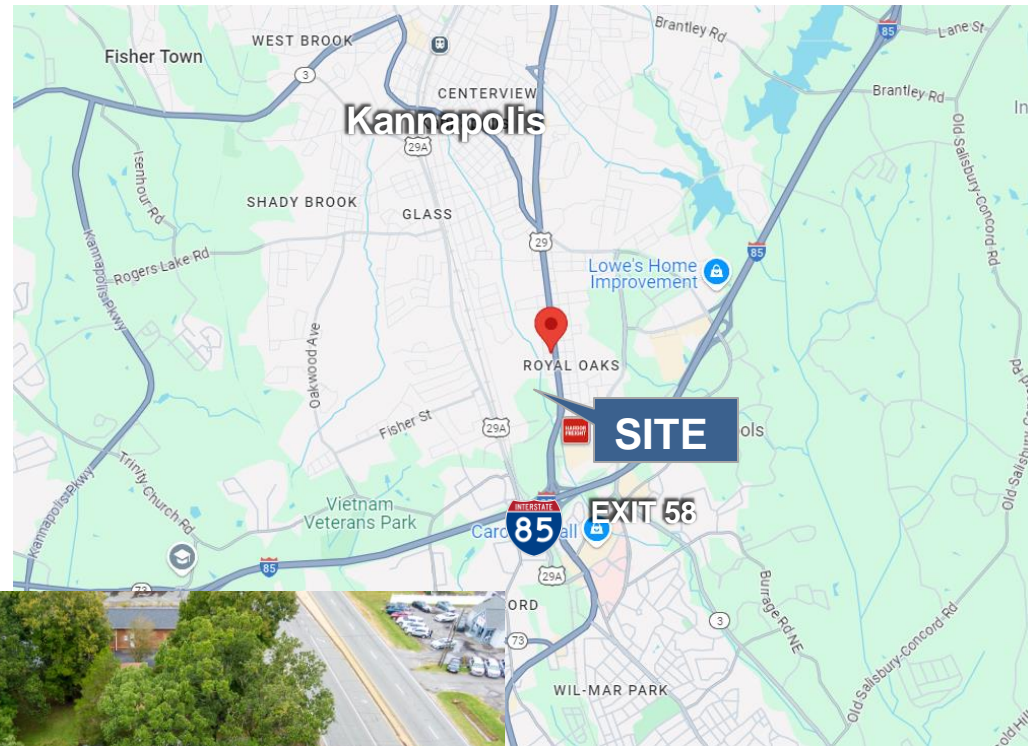
AVAILABLE FOR SALE

**2306 S. Cannon Blvd
Kannapolis, NC 28083**

**0.48 acre lot
1,665 +/- SF house**

- Tax Parcel ID: 5622-07-7043-0000
- Zoned: C-2
- 2 story basement home (unfinished basement) located at the busy intersection of S Cannon Blvd./ Hwy 29 and Michigan St
- Corner lot
- Accommodates a broad range of nonresidential uses characterized primarily by retail, office, and service establishments.
- Approx. 100 feet of road frontage
- The site is conducive to complete redevelopment or potential renovation for conversion to commercial use subject to approval by Kannapolis

SALE PRICE \$ 450,000



CONTACT

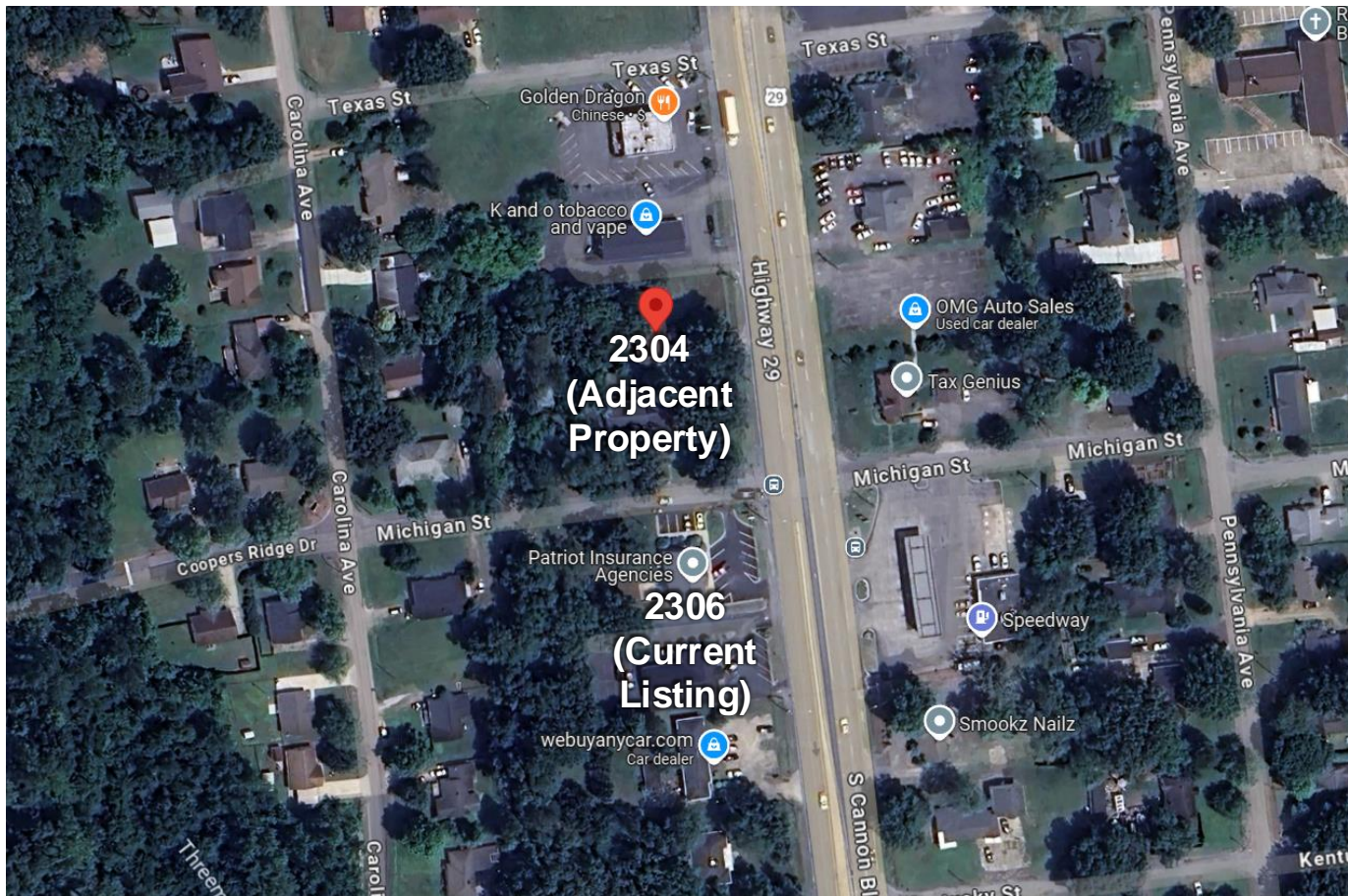
Charles Knox
cell 704.400.5260
charles@knoxgroupinc.com

Diana Borg
cell 704.615.1469
diana@knoxgroupinc.com

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



Adjacent Property is Active for Sale / 2304 S Cannon Blvd, Kannapolis, NC 28083



0.46 AC

Listed by

Jay White Rucker Dudley

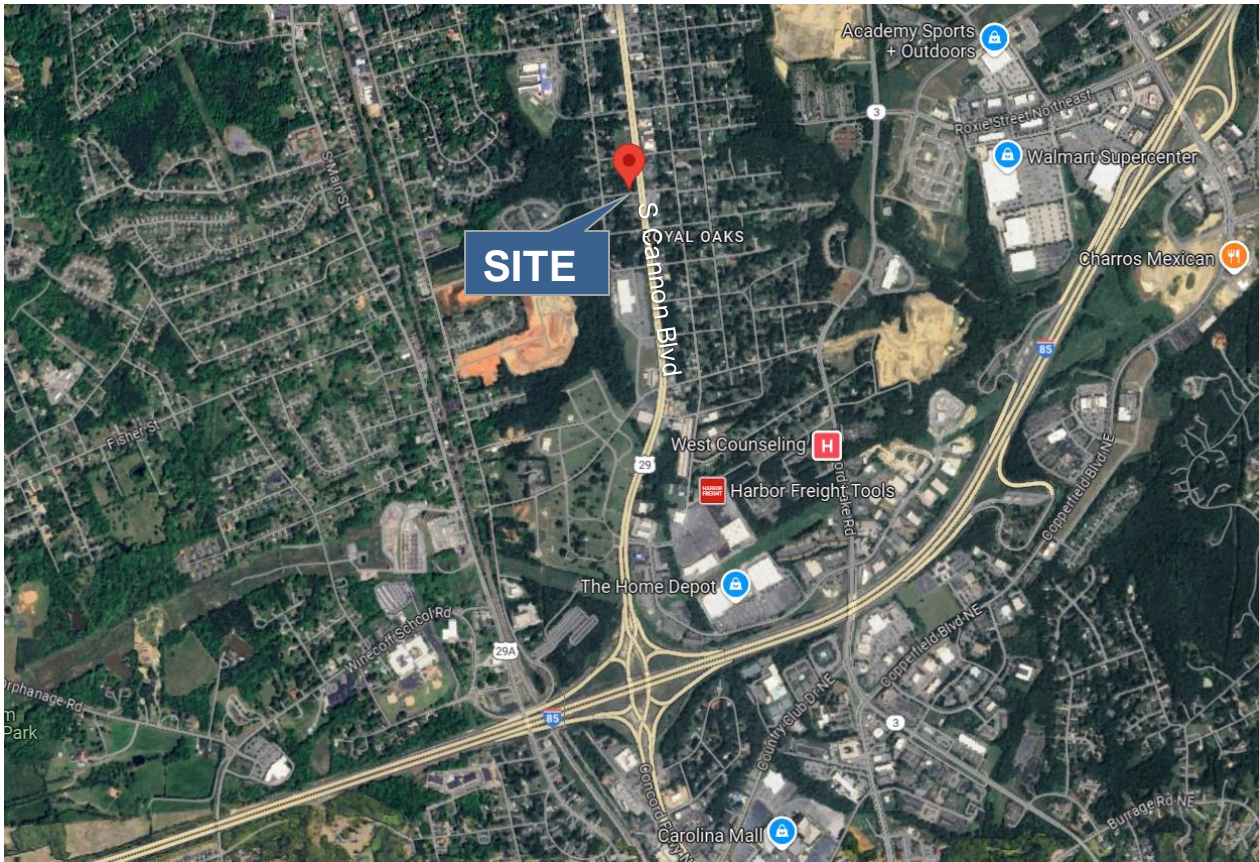
Keller Williams Ballantyne Area

Listing Contact:

jay@jaywhitegroup.com

2304
(Adjacent Property)

2306
(Current Listing)



Conveniently located:

1.5 miles from I-485 / Concord Parkway N

2.0 miles from The Home Depot

2.2 miles from Carolina Mall

3.5 miles from Kannapolis Downtown / Atrium Health Ball Park

Demographics

	1 mile	3 mile	5 mile
Population	4,116	35,161	73,746
Average Household Income	\$46,757	\$52,149	\$53,622

Exterior Photos



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



Photos (Close Locations)



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911



Photos (Close Locations)



All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

19725 Oak Street
Suite 8
Cornelius, NC 28031
704.896.1911

