

OFFICE CONDO



FOR SALE
NOW AVAILABLE

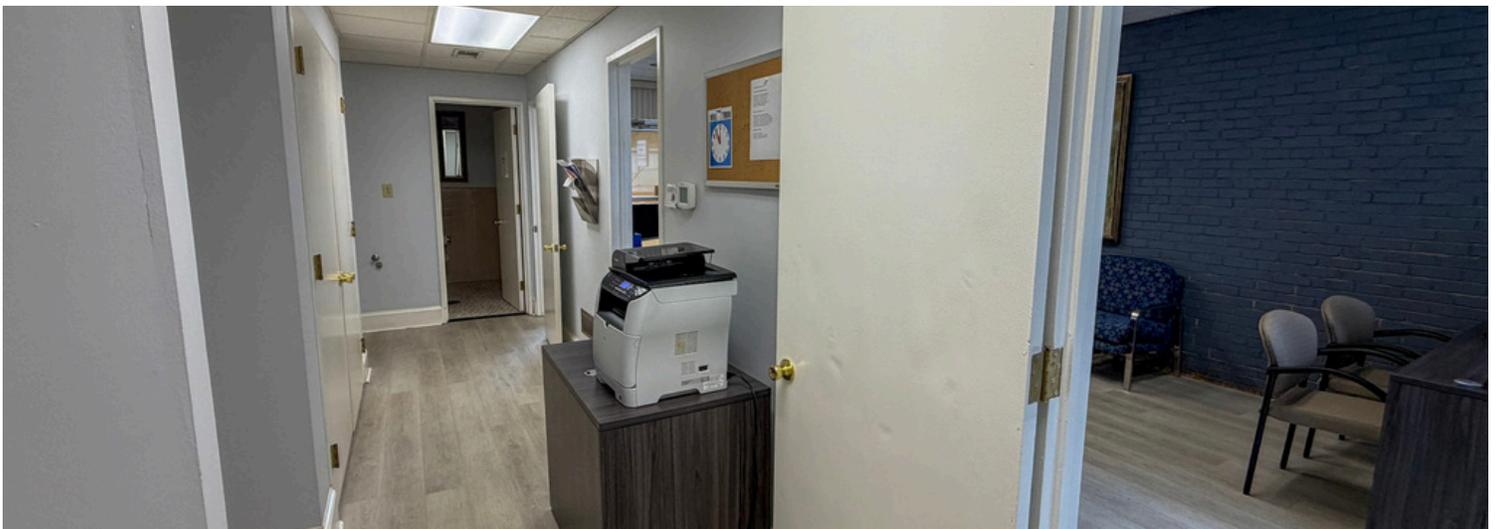
1525 Dale Earnhardt Blvd,
Kannapolis, NC 28083

This office condo offers flexible space suitable for a variety of uses thanks to its mixed-use zoning and functional layout. Located just minutes from downtown Kannapolis, the property benefits from strong visibility along the highly trafficked Dale Earnhardt Blvd. Currently leased to an insurance office with approximately one year remaining on the term and potential for renewal, it presents an attractive opportunity for both investors and future owner-users. The suite includes three private offices, two restrooms, a break area, and a large open corridor that can serve as a reception area or bullpen workspace.

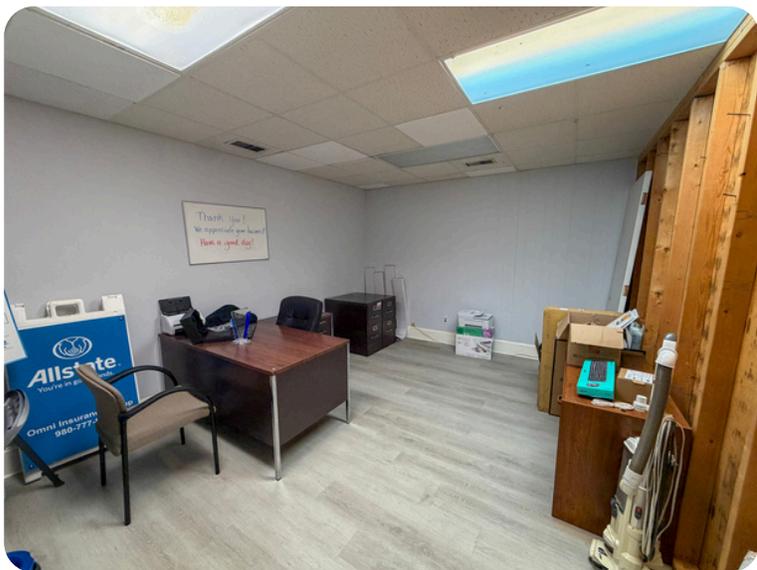
- ✓ PURCHASE PRICE: \$250,000
- ✓ 1,348 SQUARE FEET
- ✓ 1 YEAR LEFT ON CURRENT LEASE
- ✓ 3 PRIVATE OFFICES
- ✓ 15,500 VPD ON DALE EARNHARDT
- ✓ MU-N KANNAPOLIS ZONING

**All information needs to be independently verified.*

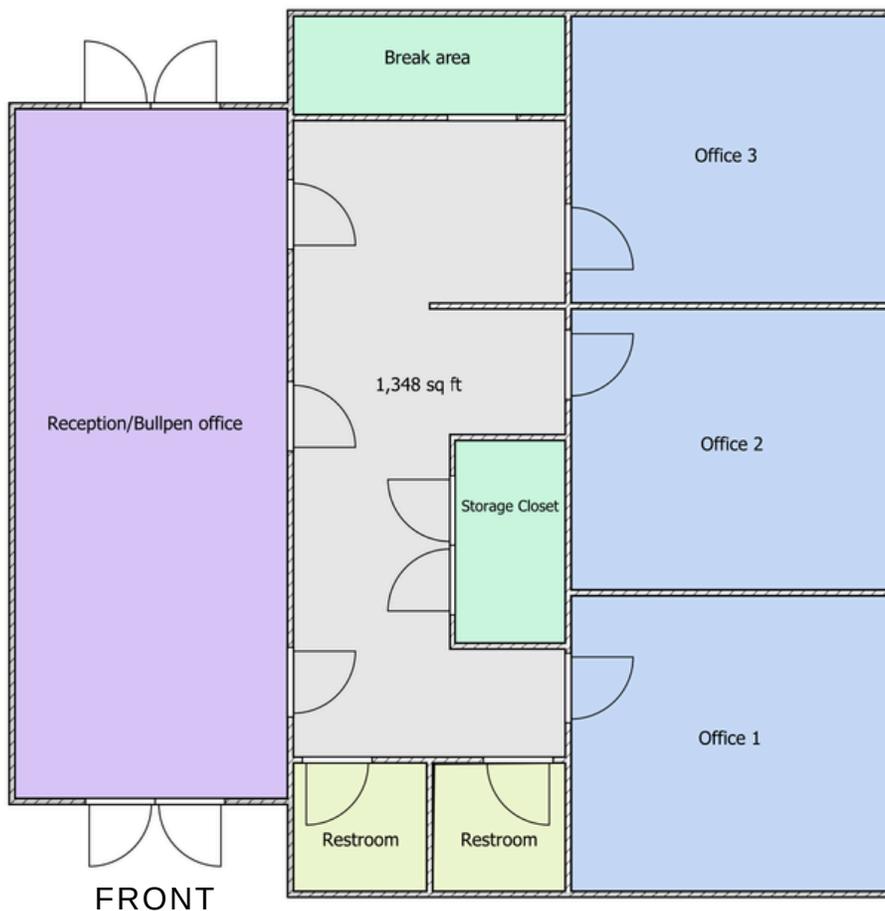
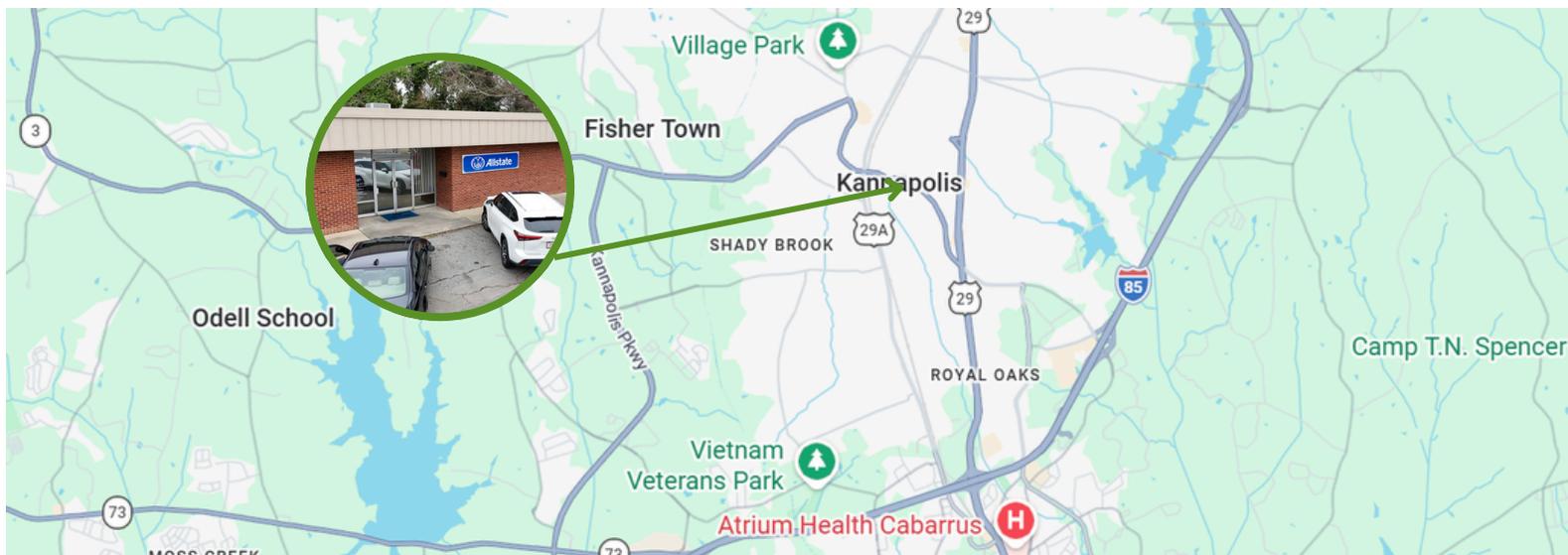
PHOTOS



AERIEL OVERVIEW



AREA OVERVIEW AND FLOORPLAN



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