

# 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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**PRICEVENTURES**  
REAL ESTATE GROUP

# Property Summary:

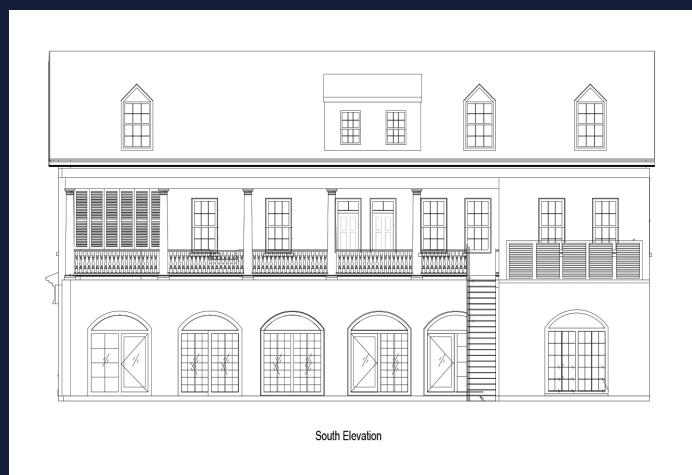
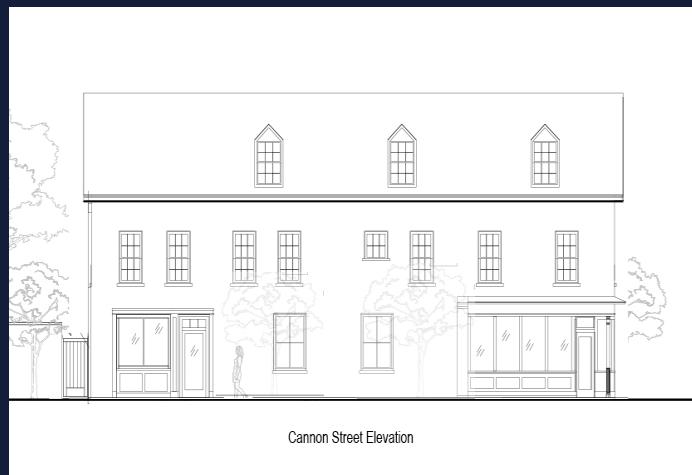
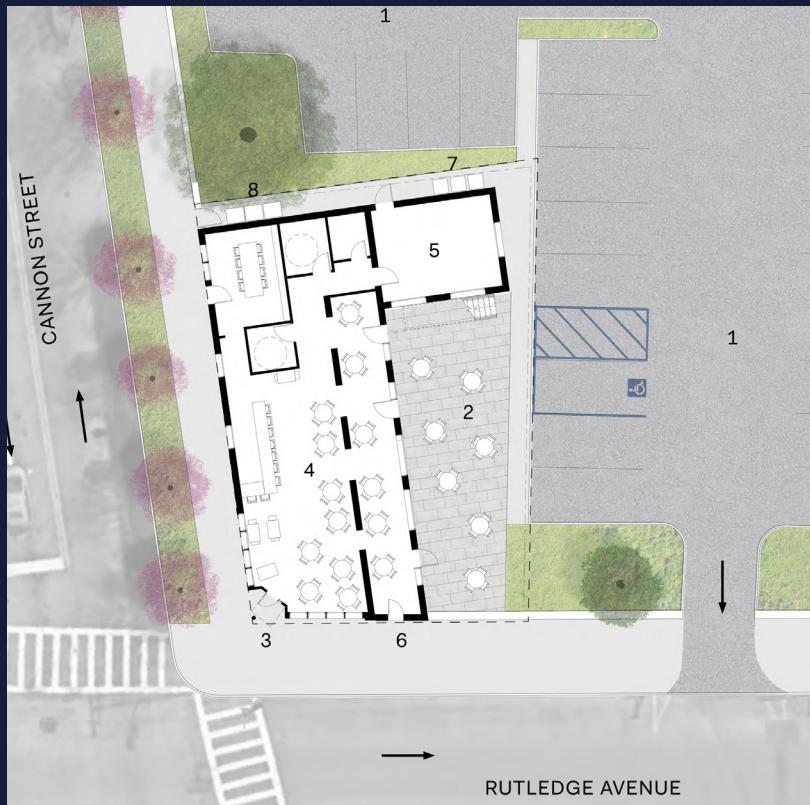
Positioned at the prominent corner of Cannon and Rutledge, 99 Cannon (circa 1831) offers a rare, entitled, mixed-use opportunity in the heart of Cannonborough–Elliotborough neighborhood, now recognized as Charleston's most concentrated dining district for nationally acclaimed chefs and restaurateurs. 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, eight restaurants have earned Michelin and/or James Beard recognitions, making this neighborhood an exceptional culinary enclave, unlike any other area in Charleston.

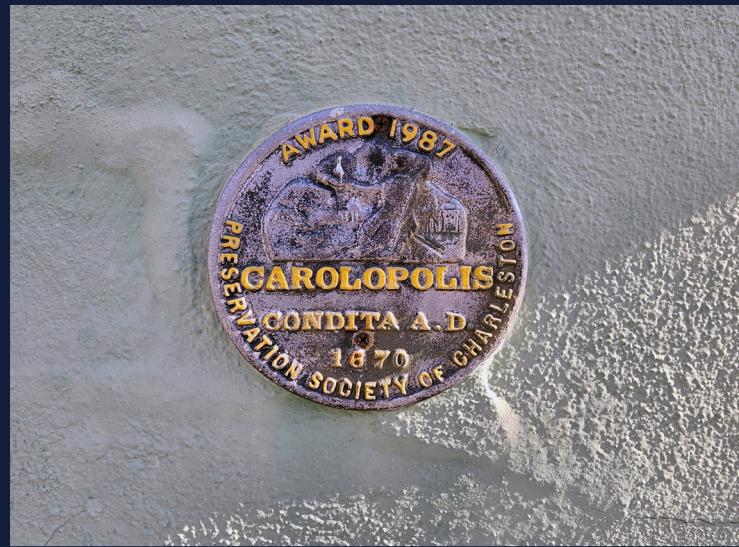
## Property Highlights:

- 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 commercial space can convert from 208 Rutledge to 99 Cannon upon completion of the new corner entry, 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







# PRICEVENTURES

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