



FOR SALE/LEASE

2784-2800 E Baseline St. Cornelius



OWNER-OCCUPY OR REDEVELOPMENT OPPORTUNITY

Price: \$2,800,000.00

Property Size: 5,621 SF on 2.06 Acres

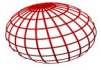
Zoning: C-2

With massive frontage on Hwy 8, this property has multiple access points and superior visibility. City of Cornelius has recently approved 3,000 nearby rooftops. New Wendy's and Chipotle built directly next door w/ new Chick-fil-A right up the street. Over \$300K already paid for sidewalk improvements. Two separate water & power meters. New Roofs. Depending on use, potential grants from city of Cornelius to help fund this development.

Paul Miller | 503-550-6776 | 503 755-6733 | paul@meridiancommercialnw.com

16016 Boones Ferry Road Suite 200 Lake Oswego Oregon 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice. Principals of ownership hold real estate licenses.



Meridian
Commercial NW

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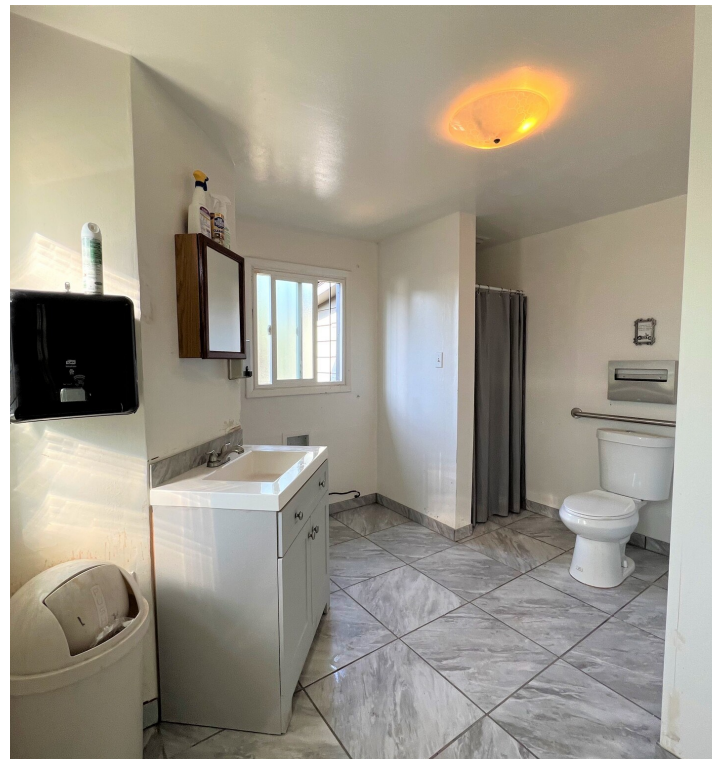
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