



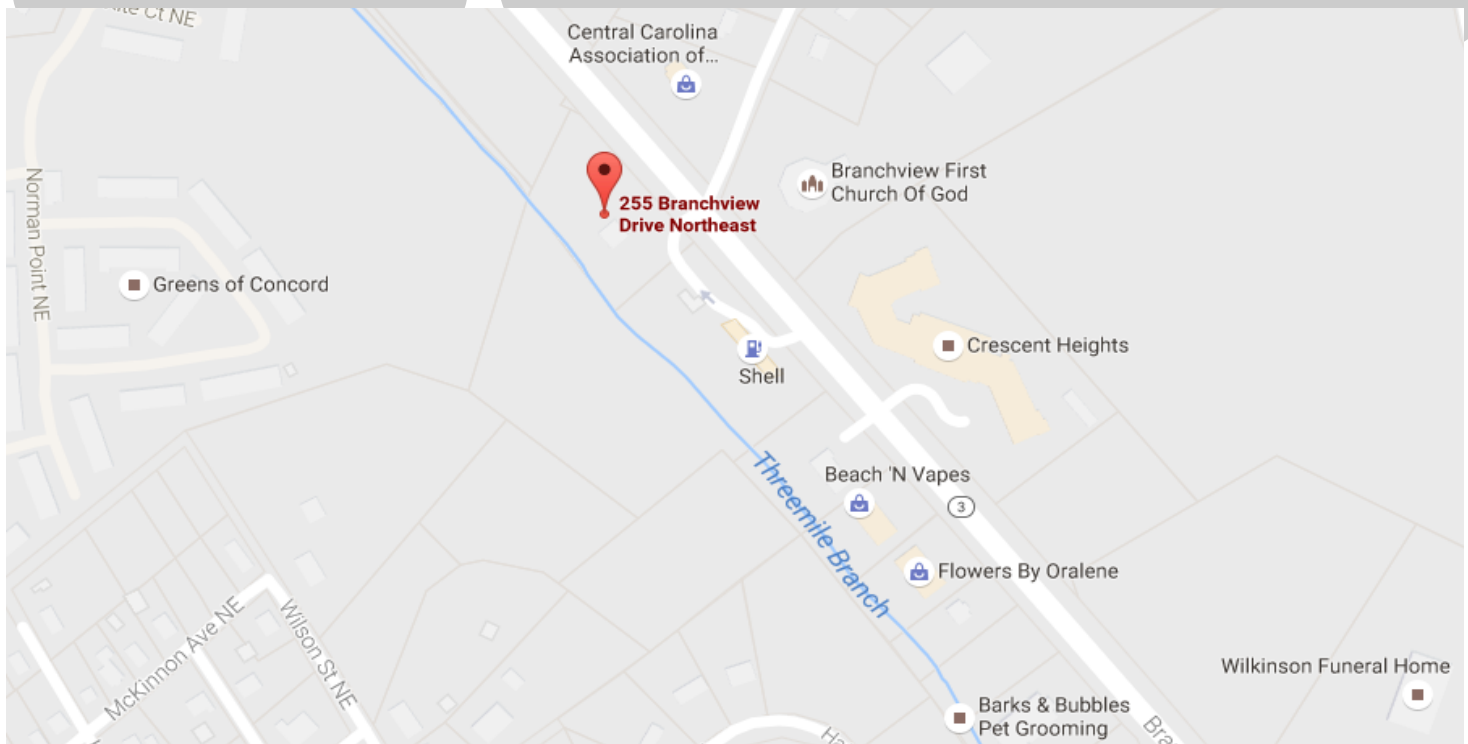
255 BRANCHVIEW DR., CONCORD, NC 28025

For Sale or Lease

- ◆ +/- 2,000 SF
- ◆ Zoned C1
- ◆ 20,000 Vehicles per day (ESRI-2015)
- ◆ \$339,000
- ◆ \$1,750.00 per month Gross

This property represents a great location for retail or office use, with +/- 360 Feet frontage on Branchview. C1 zoning , 2,000 SF, +/- 1.45 Acres Flat topography.

2016 tax value \$340,990



363 CHURCH STREET NORTH, SUITE 240
CONCORD, NC 28025
704-786-8888
WWW.NEWBRANCHRE.COM

Property Specifications

Address : 255 Branchview Dr.
Concord, NC 28025

County : Cabarrus

Available SF +/- 2,000

Zoning : C1

Constructed 1986

Steel reinforced concrete with wood truss roof and stucco siding.

Asphalt shingle roof

Single Gas fired HVAC

11 parking spaces.

8' ceiling height.

+/- 15 Cubic foot Vault included. Sits on 24" concrete footer.

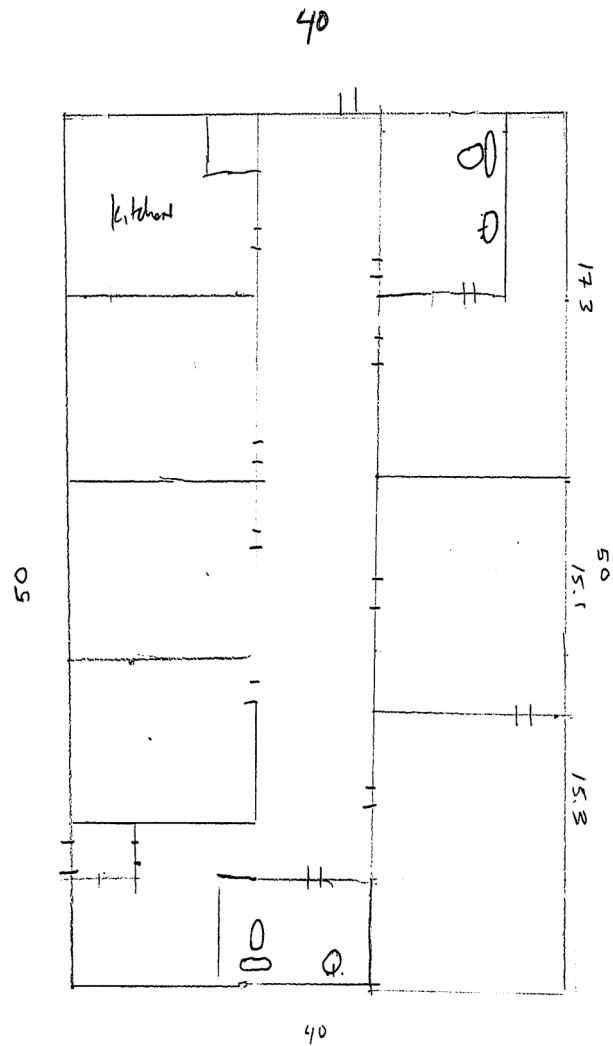
Interstate Access

HWY 3 < 1 mile

NC73 3 miles

US-49 4 miles

I-85 5 miles



255 BRANCHVIEW

