

# 306 Clanton Road

**+/- 7,320tsf: Building for SALE in Lower SouthEnd (LOSO)**  
*Great Opportunity near the Rail Line (Scaleybark Stop) + 'South Village' Project!*



Building Can Easily Be Configured for Two Separate Users. Each Side has Beautiful Bowtruss Ceilings + Steel Trusses.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

-Unique Stand-Alone Building Purchase Opportunity in Lower SouthEnd (LOSO) directly on Clanton Road in between South Blvd. & S. Tryon Street. Site is close to the Scaleybark Stop on the Light Rail & the Future 'South Village' Development (Pulte Homes already has begun Townhomes).

-Per the tax records: +/-7,320tsf (Heated +/-4,200sf, Land +/-22,215sf). Nearby Businesses include a Cider Brewery & Crossfit Gym. Area is poised for great growth. Building flexibly can accommodate 1 or 2 retail/office users as there are 2 separate beautiful wooden barrel rooves (w/ cool steel trusses) on either side of the structure. Buildings were built respectively in ~1952 + ~1962. Great opportunity as well for a deck at the rear for restaurants, breweries or even office users below.

-Zoning is 1-2. Great Parking Opportunity to the side of the structure as well as potential to the rear property line... Fantastic Signage Opportunity. One Side Dock w/ Platform + Two Drive-in Doors at the rear of the bottom floor. There is also an additional attached storage structure at the rear.

**Clay Durkin, Broker**  
704-373-2114  
cdurkin@providencecommercial.com

**Chris Wannamaker, Broker**  
704-373-1181  
cwannamaker@providencecommercial.com

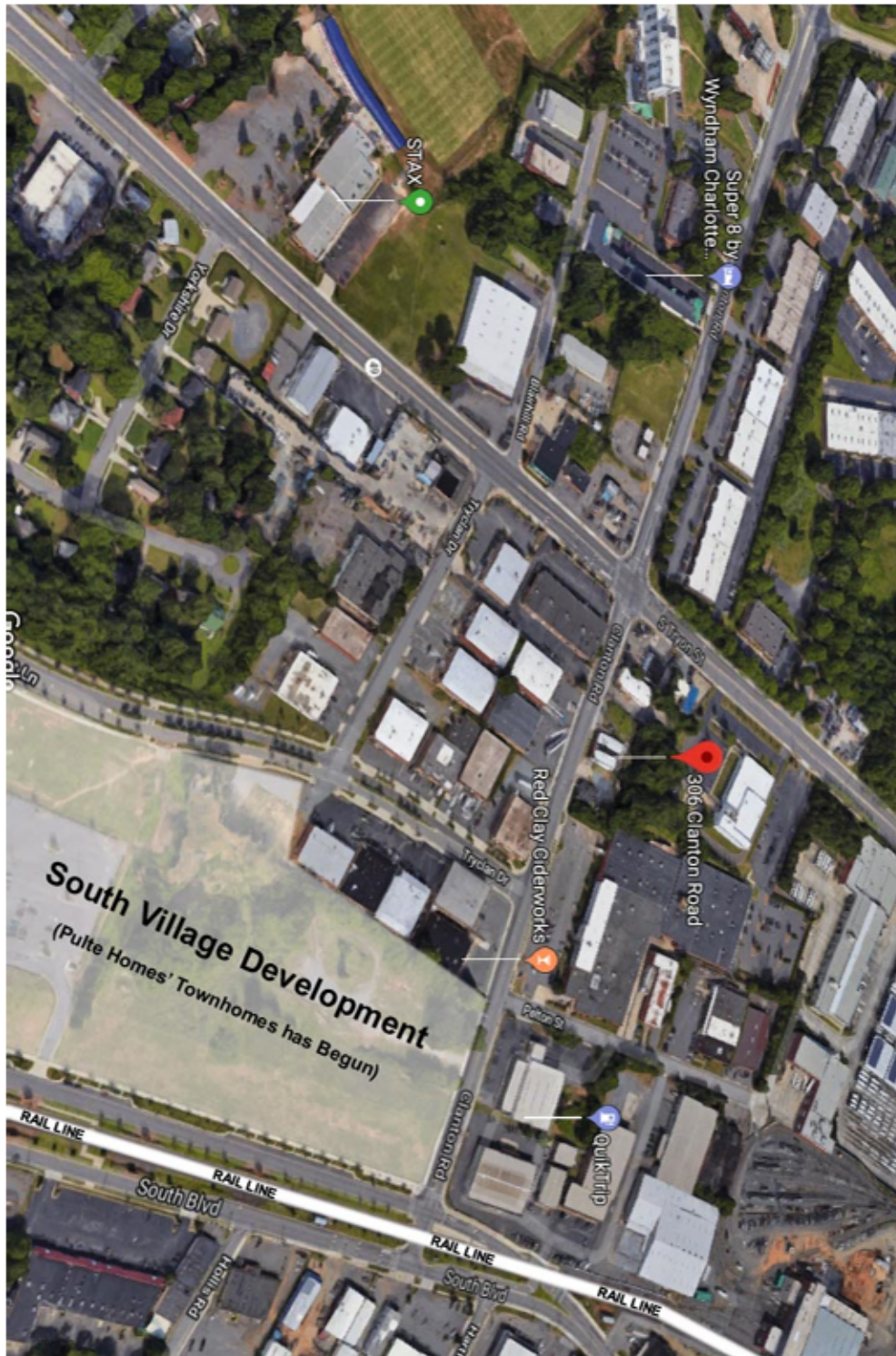


Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at [www.ProvidenceCommercial.com](http://www.ProvidenceCommercial.com)

# 306 Clanton Road

**+/- 7,320tsf: Building for SALE in Lower SouthEnd (LOSO)**  
*Great Opportunity near the Rail Line (Scaleybark Stop) + 'South Village' Project!*



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at [www.ProvidenceCommercial.com](http://www.ProvidenceCommercial.com)

# 306 Clanton Road

**+/- 7,320tsf: Building for SALE in Lower SouthEnd (LOSO)**  
*Great Opportunity near the Rail Line (Scaleybark Stop) + 'South Village' Project!*



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at [www.ProvidenceCommercial.com](http://www.ProvidenceCommercial.com)

# 306 Clanton Road

**+/- 7,320tsf: Building for SALE in Lower SouthEnd (LOSO)**  
*Great Opportunity near the Rail Line (Scaleybark Stop) + 'South Village' Project!*



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at [www.ProvidenceCommercial.com](http://www.ProvidenceCommercial.com)

# 306 Clanton Road

**+/- 7,320tsf: Building for SALE in Lower SouthEnd (LOSO)**  
*Great Opportunity near the Rail Line (Scaleybark Stop) + 'South Village' Project!*



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at [www.ProvidenceCommercial.com](http://www.ProvidenceCommercial.com)

# 306 Clanton Road

**+/- 7,320tsf: Building for SALE in Lower SouthEnd (LOSO)**  
*Great Opportunity near the Rail Line (Scaleybark Stop) + 'South Village' Project!*



Providence Commercial Real Estate Advisors, LLC | 1307 West Morehead St., Suite 107 | Charlotte, North Carolina 28208

For more info., go to "Properties" at [www.ProvidenceCommercial.com](http://www.ProvidenceCommercial.com)