



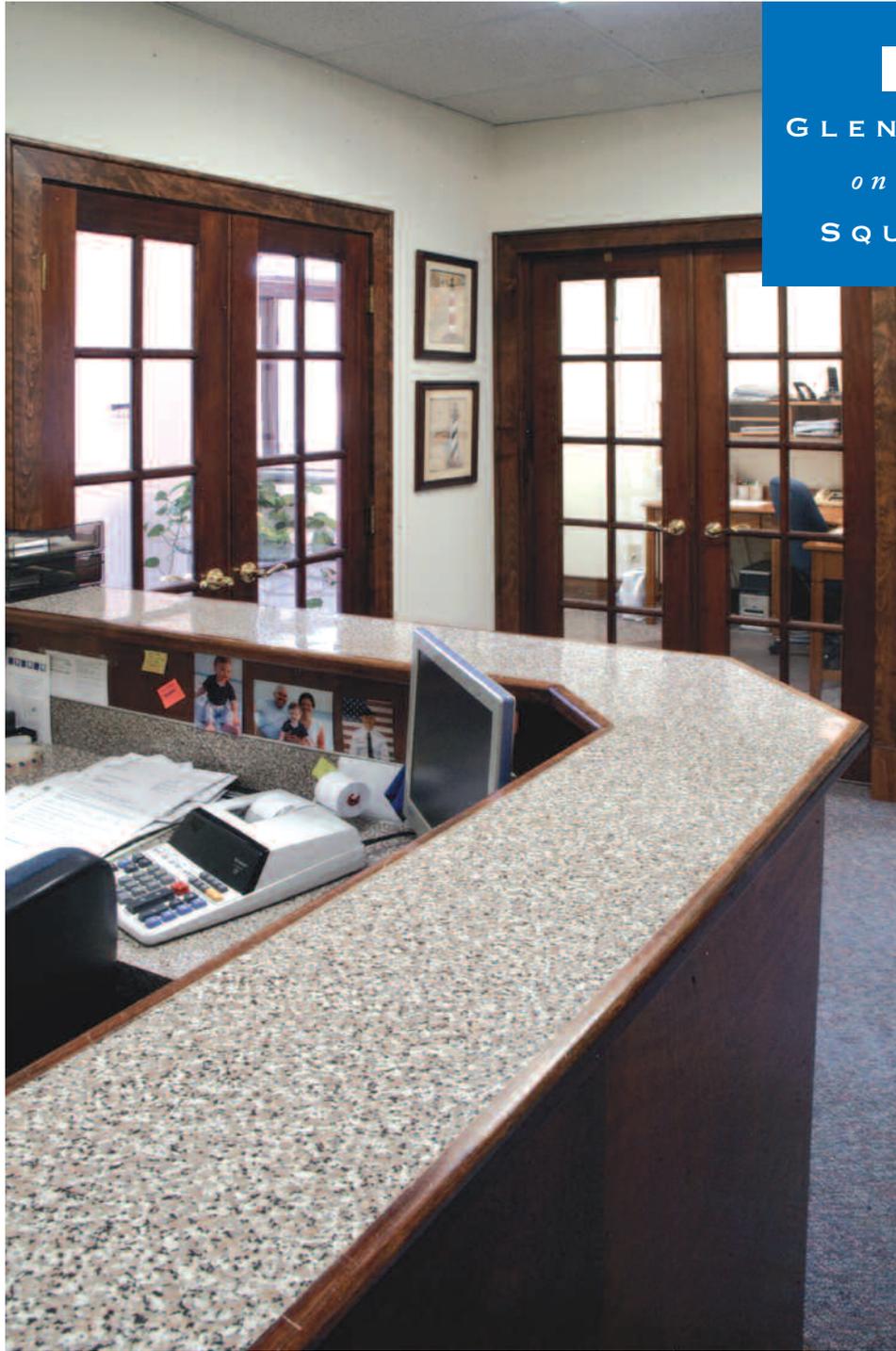
GLENWOOD
on the
SQUARE

104-116 Kenwood Drive



GLENWOOD
on the
SQUARE

Elegant



GLENWOOD
on the
SQUARE





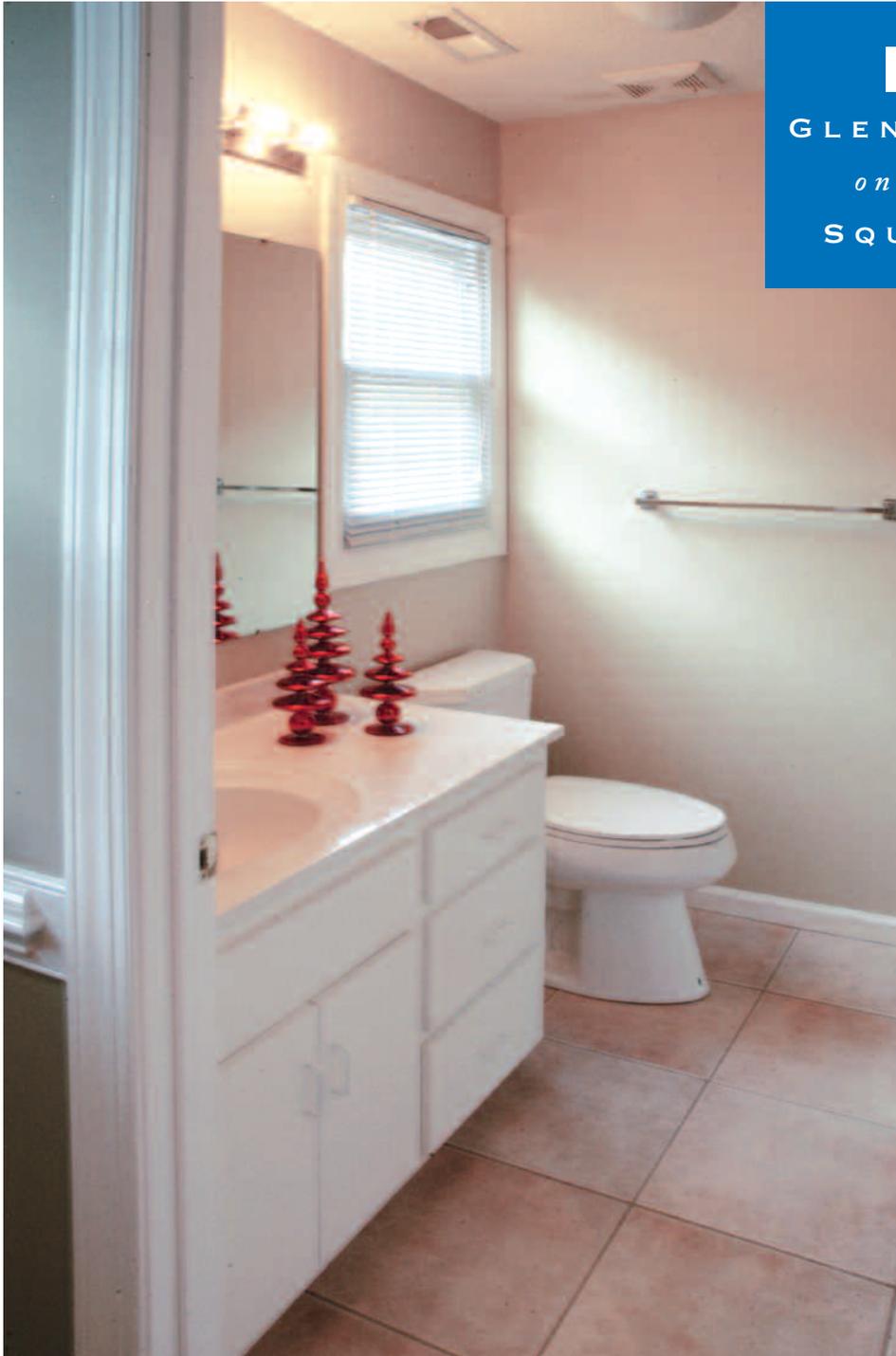
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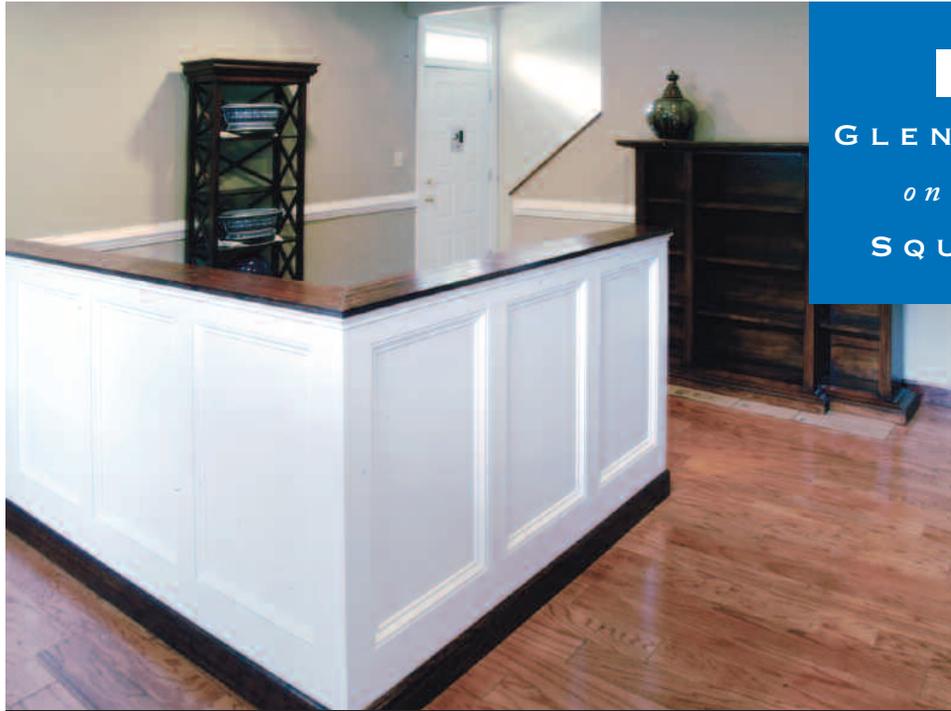


Enchanting



GLENWOOD
on the
SQUARE





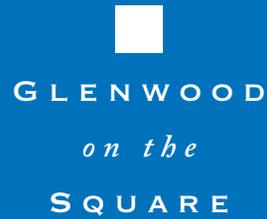
GLENWOOD
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SQUARE





GLENWOOD
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Exquisite



**104 - 116 Kenwood Drive
Belmont, NC 28012
Submarket: Gaston County**

Year Built: 1989

**Zoning: NCC-Neighborhood Center
Commercial (Multi-Use: Residential
and/or Commercial)**

Acreage: 0.270

Building SF: 4,995

Smallest Space: 4,995

Maximum Available: 4,995

Contact:

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Comments

Construction

Brick construction, large front columns reminiscent of southern antebellum plantation architecture. Interior is finished with solid, commercial-quality materials; floors are hardwood, ceramic tile, marble, and carpet. All offices have a restroom (several have full baths) and most have either a full kitchen or kitchenette. Units are wired for security systems, internet and telephone.

Parking

Asphalt surface, 14 parking spaces (additional spaces can be added).

Area

Belmont is a town of gracious homes and quiet neighborhoods. In the 1990s, the city invested in major downtown renovations. The many craft and specialty shops are framed by decorative brick sidewalks, planters and old iron lampposts. Just south of Belmont, the Daniel Stowe Botanical Gardens is poised to make its mark as one of the premier gardens in the nation. The office site is just 7 miles from the Charlotte-Douglas International Airport and 13 miles from Charlotte city center.

The property consists of one building containing 7 individual office condominiums ranging in size from 533 sq ft to 1238 sq ft. Due to a flexible truss system, which enables the walls to be moved and rearranged, the building can be easily adapted to an endless variety of square footage usage.

The zoning is NCC (Neighborhood Center Commercial) which is both commercial and residential. Under NCC, it is possible to turn the property into a large home, townhomes, condos or a duplex, mixed-use, etc., or use it as a commercial space.

The property is located one block from N. Main Street—the main thoroughfare in downtown Belmont, NC—a city of approximately 23,000 residents located 5 miles west of Charlotte on Interstate 85.

The property consists of 7 parcels: 125456, 125457, 125459, 125460, 125461, 125462, and 125464.

The adjacent property (Parcel ID 125465) can be purchased with this property at an additional cost.