



LAND AND BUILDING FOR SALE

FOR
SALE

SALE
PRICE

\$2,700,000

3611 & 3613 PROVIDENCE ROAD SOUTH WAXHAW, NORTH CAROLINA

ABOUT THE PROPERTY

- Current Listing Price: \$2,700,000
- 4.11 Acres +/-
- Currently Couick's Marine
- Current Zoning: Corridor Commercial
- PIN: 06138015, Front Building 7,546 SF
- PIN: 06138015, Rear Building 2,432 SF
- PIN: 06138015-B, Building 6,061 SF
- Allows outside storage (Vehicles, Materials)
- Couick's Marine Business is potentially for sale. (Information available upon request)

GET IN TOUCH

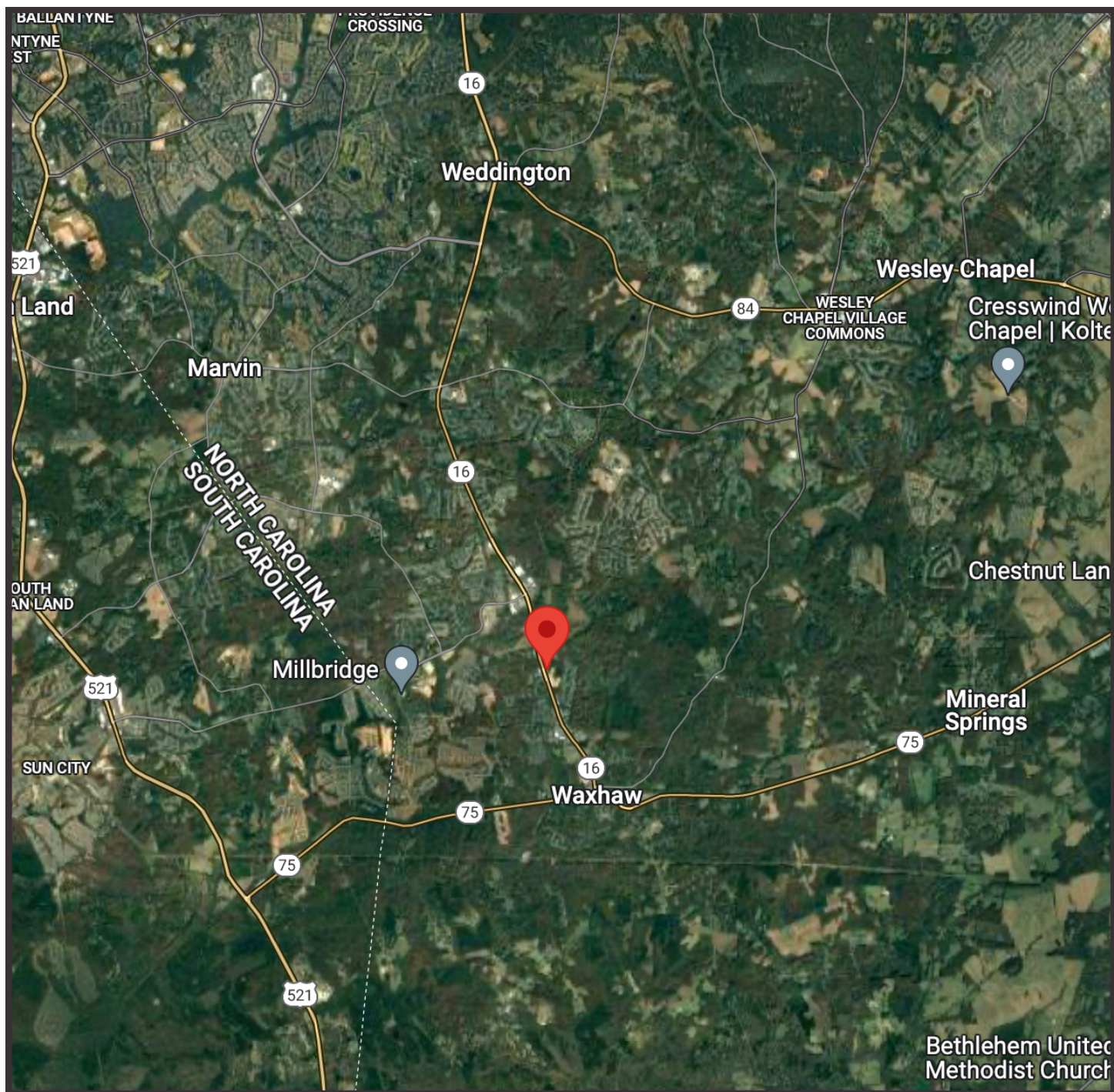
TIM KORNEGAY 704.333.LAND (5263) TIMKORNEGAY10@GMAIL.COM

Information herein is based on sources deemed reliable, buyers should rely on
their own research of this offering.

2-14-2024



LOCATOR STREET MAP



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A E R I A L M A P



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PLOT PLAN WITH DIMENSIONS



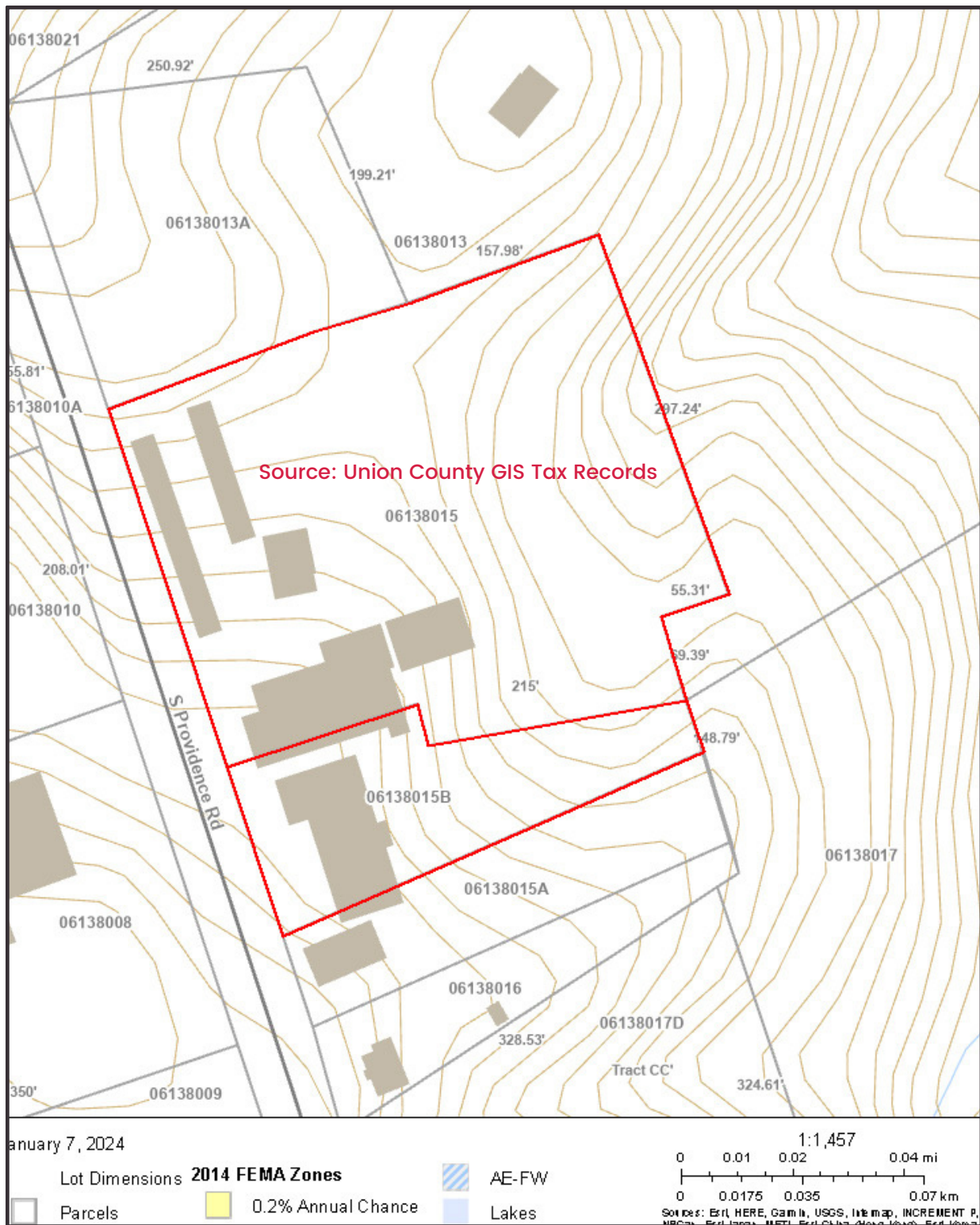
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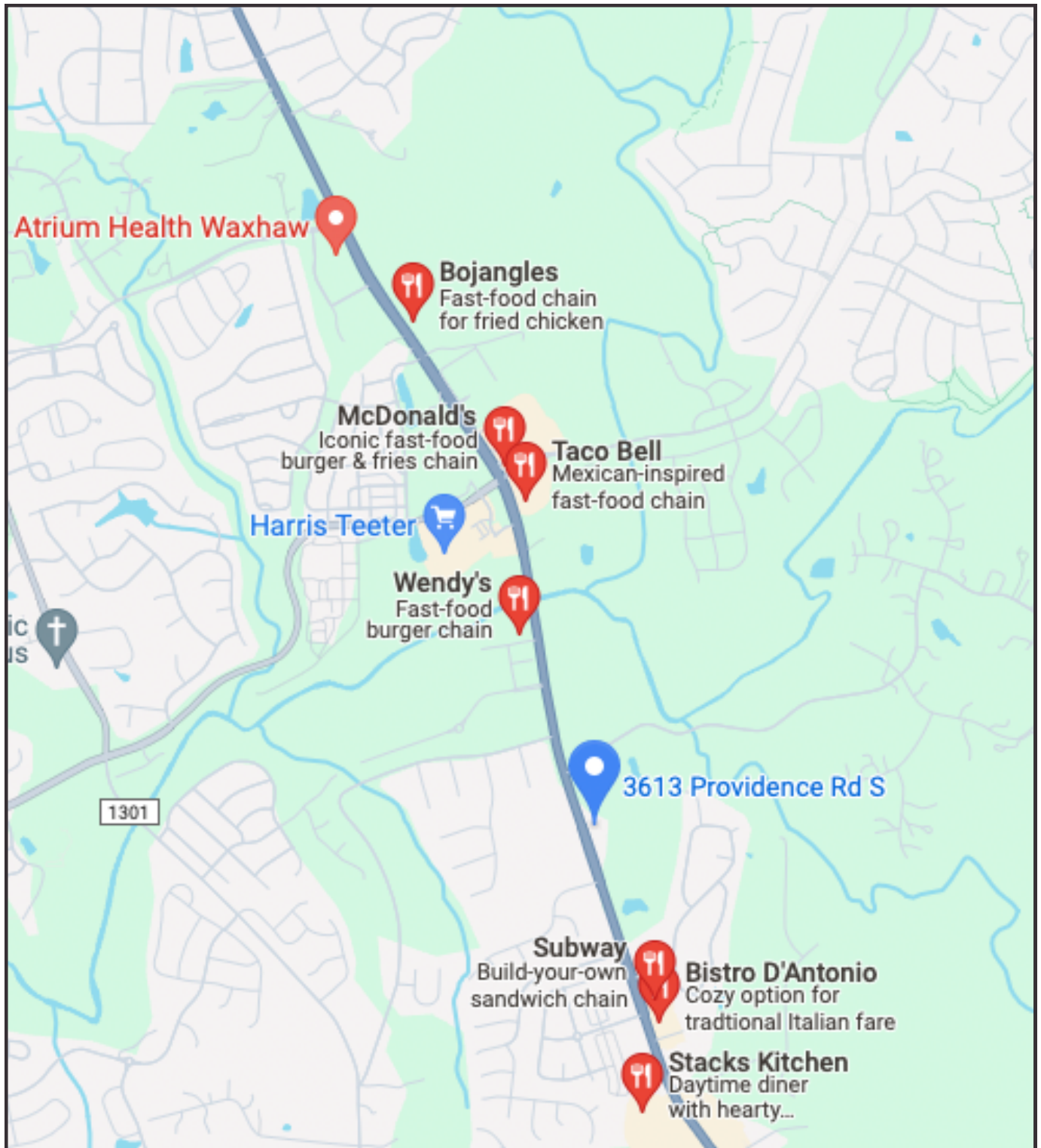


TOPO MAP





AREA BUSINESSES



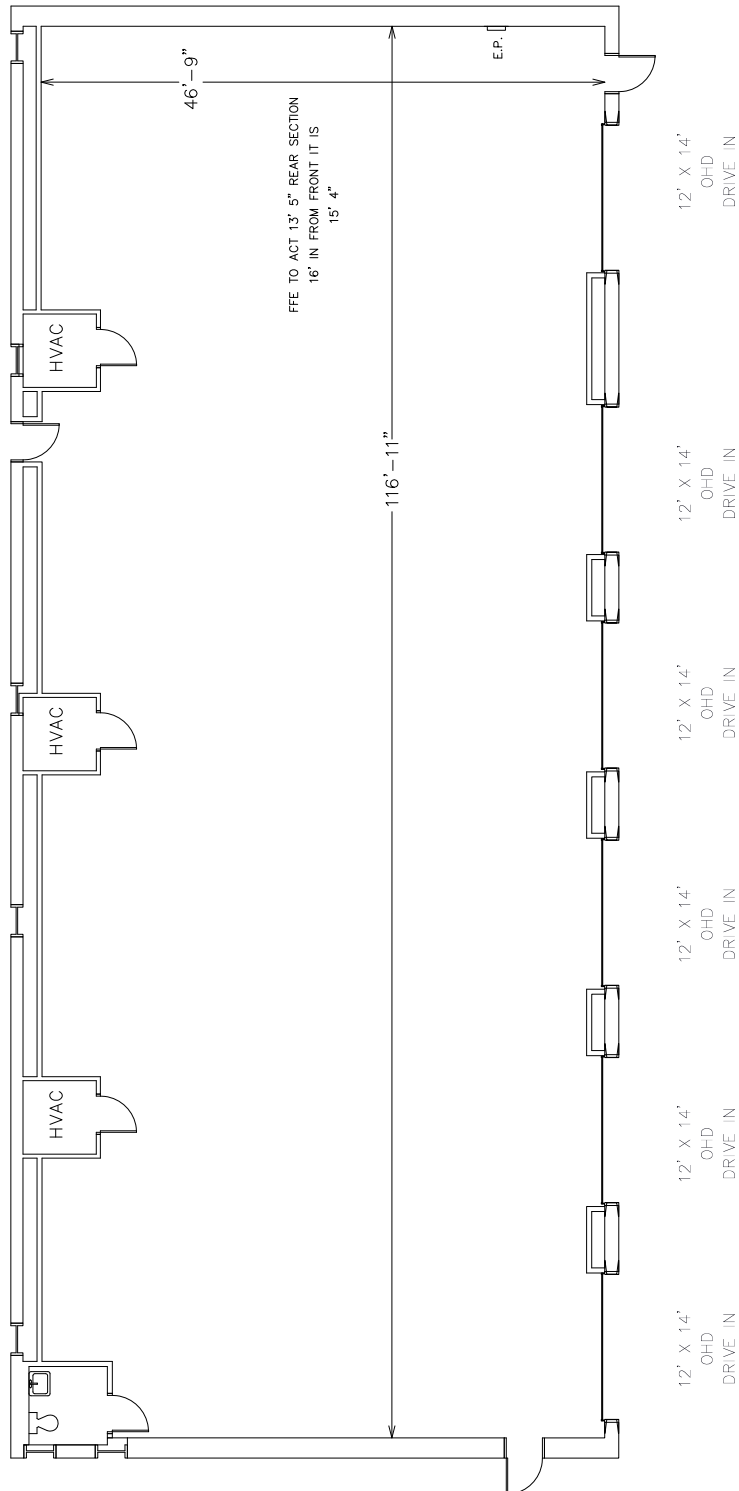
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3613 PROVIDENCE RD. SOUTH
WAXHAW NC
6,061 TOTAL SF



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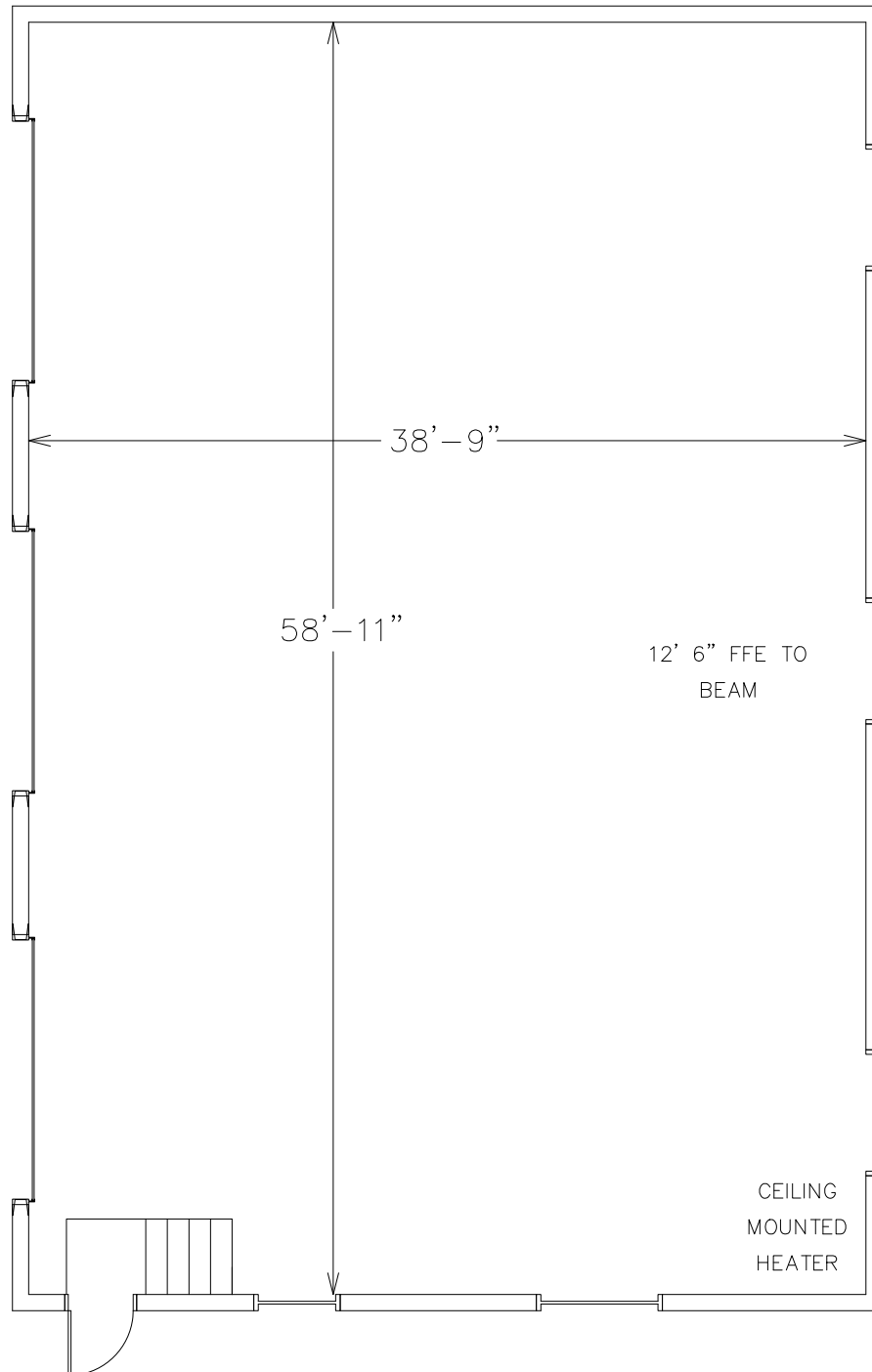
3611 PROVIDENCE RD S
BLDG B
2,432 TOTAL SF



12' X 12'
OHD
DRIVE IN

12' X 12'
OHD
DRIVE IN

12' X 12'
OHD
DRIVE IN



GET IN TOUCH

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