

Banner Elk Redevelopment Opportunity



▶ Former Cannon Hospital Site

805 Shawneehaw Ave, Banner Elk, NC 28604, Avery County

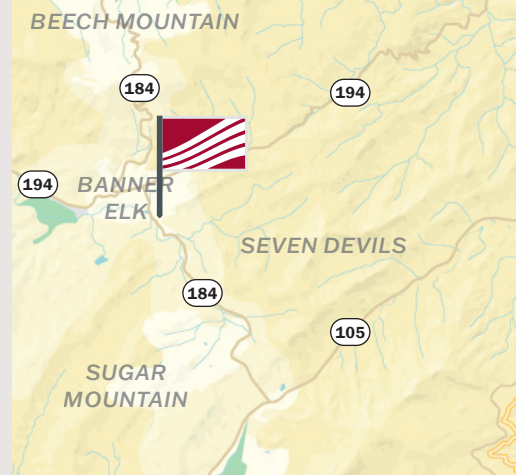


Land for Sale

- Opportunity to redevelop the former Cannon Hospital property
- Zoned for mixed-use
- Potential tax credits with some re-purpose of existing buildings
- Phase II and Phase III environmental studies completed
- Located 0.5 mile from Village Center
- Land acquisition opportunity – buildings sold “as is”
- ±10 acres of land for sale

- PID# 185806388527 & 185806383050

For Sale



▶ Contact

Mike Chatham
704.367.5010
mchatham@mpvre.com

Pricing

\$2,900,000

► **Aerial**

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This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

► Location Aerial

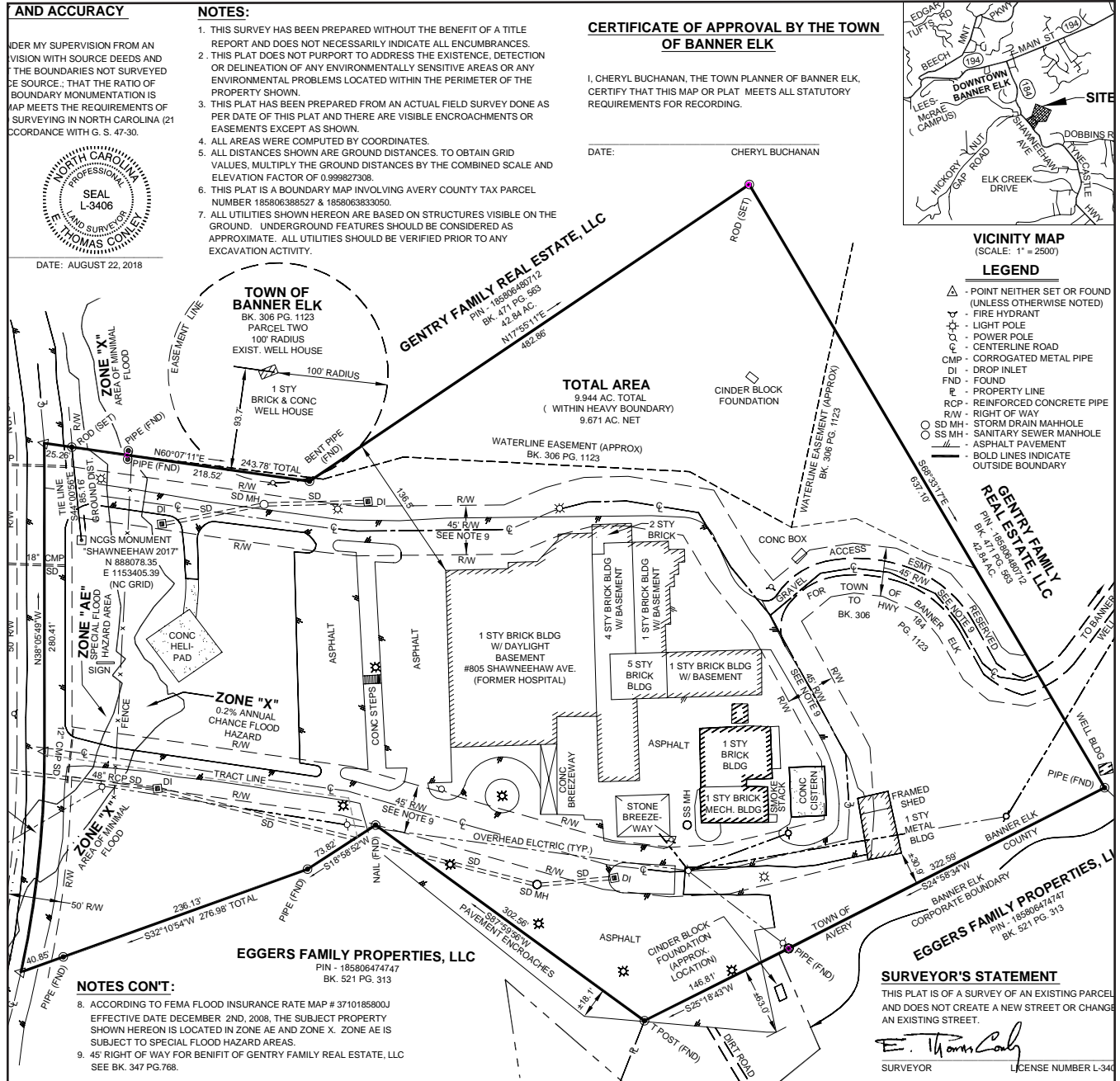
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▶ Boundary Survey

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AND ACCURACY

UNDER MY SUPERVISION FROM AN AN VISION WITH SOURCE DEEDS AND THE BOUNDARIES NOT SURVEYED DE SOURCE., THAT THE RATIO OF BOUNDARY MONUMENTATION IS MAP MEETS THE REQUIREMENTS OF SURVEYING IN NORTH CAROLINA (21 CCORDANCE WITH G. S. 47-30.



DATE: AUGUST 22, 2018

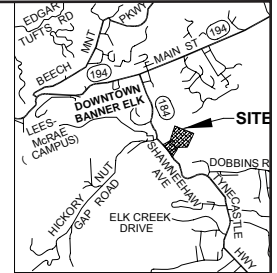
NOTES:

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES.
2. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
3. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE VISIBLE ENCROACHMENTS OR EASEMENTS EXCEPT AS SHOWN.
4. ALL AREAS WERE COMPUTED BY COORDINATES.
5. ALL DISTANCES SHOWN ARE GROUND DISTANCES. TO OBTAIN GRID VALUES, MULTIPLY THE GROUND DISTANCES BY THE COMBINED SCALE AND ELEVATION FACTOR OF 0.999827308.
6. THIS PLAT IS A BOUNDARY MAP INVOLVING AVERY COUNTY TAX PARCEL NUMBER 185806388527 & 1858063833050.
7. ALL UTILITIES SHOWN HEREON ARE BASED ON STRUCTURES VISIBLE ON THE GROUND. UNDERGROUND FEATURES SHOULD BE CONSIDERED AS APPROXIMATE. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ACTIVITY.

CERTIFICATE OF APPROVAL BY THE TOWN OF BANNER ELK

I, CHERYL BUCHANAN, THE TOWN PLANNER OF BANNER ELK, CERTIFY THAT THIS MAP OR PLAT MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____ CHERYL BUCHANAN



VICINITY MAP
(SCALE: 1" = 2500')

LEGEND

- △ - POINT NEITHER SET OR FOUND (UNLESS OTHERWISE NOTED)
- ⊕ - FIRE HYDRANT
- ⊙ - LIGHT POLE
- ⊙ - POWER POLE
- ⊙ - CENTERLINE ROAD
- CMP - CORRUGATED METAL PIPE
- DI - DROP INLET
- FND - FOUND
- ⊙ - PROPERTY LINE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SD MH - STORM DRAIN MANHOLE
- SS MH - SANITARY SEWER MANHOLE
- /// - ASPHALT PAVEMENT
- BOLD LINES INDICATE OUTSIDE BOUNDARY

NOTES CONT':

8. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP # 3710185800J EFFECTIVE DATE DECEMBER 2ND, 2008, THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE AE AND ZONE X. ZONE AE IS SUBJECT TO SPECIAL FLOOD HAZARD AREAS.
9. 45' RIGHT OF WAY FOR BENEFIT OF GENTRY FAMILY REAL ESTATE, LLC SEE BK. 347 PG.768.

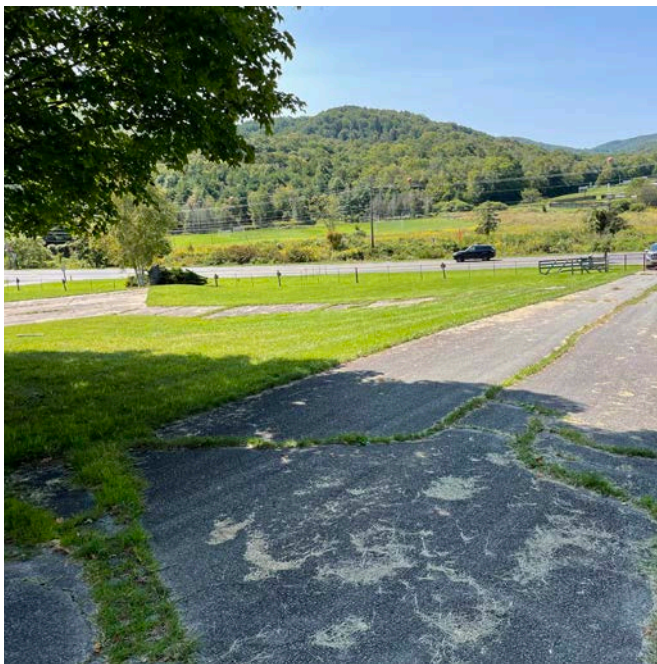
SURVEYOR'S STATEMENT

THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

E. Thomas Coyle
SURVEYOR LICENSE NUMBER L-340

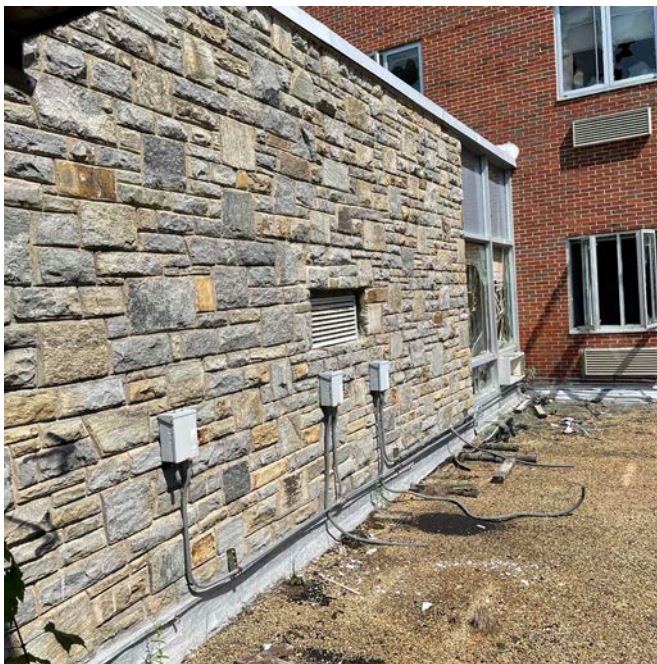
▶ Property Photos

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For complete property listings, visit www.mpvre.com.



2400 South Boulevard, Suite 300 Charlotte, NC 28203 mpvre.com