



All that we do, we do for you.

Charlotte

Mobile: 704-957-3087

721 W Sugar Creek Road, Charlotte, North Carolina 28213-6163

721 W Sugar Creek Road, Charlotte, North Carolina 28213-6163

List Price: **\$4,250,000**

MLS#: **3899824** Category: **Commercial Sale** County: **Mecklenburg**
Status: **EXP** City Tax Pd To: **Charlotte** Tax Val: **\$1,858,900**
Subdivision: Project:
Zoning Spec: **INSTCD** Zoning:
Parcel ID: **087-057-48** Deed Ref: **16234-682**
Legal Desc: **MED BLDG**
Apx Acres: **3.11** Apx Lot Dim: **309x496x300x340**
Comm Loc: **Central Business District, Freestanding, General Business District**



General Information

Type: **Medical/Dental** Lse Consider: **Yes**
Second Type: **Office, Special Purpose**
Sale/Lse Inc: **Building, Land**
Documents:
In City: **Yes**
Restrictions: **N/A**
Rstrict Cmnts: **None**

Bldg Information

New Const: **No**
Builder:
Year Built: **2005**
Const Status: **Completed**
Const Type: **Site Built**
of Bldgs: **1**
of Rentals: **2**
of Units: **2**
Baths Total: **6**
of Stories: **1**

Square Footage

Total: **10,000**
Min SF Avail: **4,000**
Max SF Avail: **10,000**
Min Lse\$/SF: **\$21.00**
Max Lse\$/SF: **\$26.00**
Office SqFt: **10,000**
Warehse SF: **0**
Garage SF: **0**

Additional Information

of Docks: **0** # DriveIn Drs: **0** Ceiling Hgt: **X9** # Bays:
Rail Service: **No** Road Front: **309** Lsd Condr: **Yes** Flood Pl: **No**
Prop Finance: **Cash, Conventional, Exchange**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: **No** Basement Dtls: **No**
Foundation: **Slab** Fireplaces:
Accessibility: Construct Type: **Site Built**
Exterior Cover: Road Frontage: **City Street/309**
Roof: **Architectural Shingle** Other Structure:
Security Feat: Inclusions: **Building, Land**
Suitable Use: **Commercial** Fire Sprinkler: **None**
Utilities: **Electricity Connected, Natural Gas**
Floors: **Carpet, Concrete, Vinyl**

Utilities

Sewer: **City Sewer** Water: **City Water**
Heat: **Central** Cool: **Central Air**
Restrictions: **N/A - None**

Association Information

Subject to HOA: **None** Subj to CCRs: **No**
Spc Assess Cnfrm: **No**

Remarks Information

Public Rmrks: **Introducing a remarkable investment opportunity in the heart of a thriving community! This expansive medical and childcare building, spanning over 10,000 SF, is perfectly poised on a sprawling 3.11-acre property. With its prime location and versatile layout, this property presents endless possibilities for business owners, investors, and entrepreneurs seeking a lucrative venture in the healthcare and childcare sectors. Nestled within a highly sought-after neighborhood, this impressive building boasts a captivating design that exudes professionalism and warmth. The property's expansive large acreage lot provides an incredible opportunity for future expansion or the addition of outdoor recreational spaces, enhancing the overall appeal and potential revenue streams. With its high-traffic, 4-lane location, this property benefits from excellent visibility and accessibility. Situated in close proximity to major transportation routes, schools, residential areas, and shopping centers.**

Directions: **GPS 721 W Sugar Creek Rd, Charlotte, NC**

Listing Information

DOM: **525**
UC Dt:

CDOM: **525**
DDP-End Dt:

Slr Contr:
LTC:

MLS#: **3899824**
721 W Sugar Creek Road, Charlotte, NC 28213-6163
Price: **\$4,250,000**







4500 Statesville Road, Charlotte, North Carolina 28269

4500 Statesville Road, Charlotte, North Carolina 28269

List Price: \$3,500,000

MLS#: 3831418

Status: EXP

Subdivision:

Zoning Spec: B2

Parcel ID: 045-281-05

Legal Desc: metes and bounds

Apprx Acres: 3.70

Category: Commercial Sale

City Tax Pd To: Charlotte

Zoning: Deed Ref: 32985-342

Apx Lot Dim: 497x925x166x53x385x292

County: Mecklenburg

Tax Val: \$259,900

Project:



General Information

Type: Business

Second Type: Business, Warehouse/Office

Sale/Lse Inc: Building, Land, Other

Documents:

In City: Yes

Restrictions: N/A, No Restrictions

Rstrict Cmnts: There are not any restrictions.

Listing Information

Lse Consider: No

Bldg Information

New Const: No

Builder:

Year Built: 1948

Const Status:

Const Type:

of Bldgs:

of Rentals:

of Units:

Baths Total:

of Stories:

Square Footage

Total:

Min SF Avail: 4,108

Max SF Avail: 0

Min Lse\$/SF: \$0.00

Max Lse\$/SF: \$0.00

Office SqFt:

Warehse SF:

Garage SF:

Additional Information

Rail Service:

Prop Finance: Cash, Conventional

Ownership: Seller owned for at least one year

Spcl Cond: None

Rd Respons: Publicly Maintained Road

Road Front:

Lsd Consdr: No

Flood Pl:

Features

Fixtures Exclsn: No

Exterior Cover:

Security Feat:

Suitable Use: Commercial

Basement Dtls:

Road Frontage: 4 Lane Highway, Interstate 1 mi or less

Inclusions: Building, Land, Other

Fire Sprinkler:

Utilities

Restrictions: N/A, No Restrictions - There are not any restrictions.

Association Information

Subject to HOA: None

Subj to CCRs: No

Remarks Information

Public Rmrks: "Great Opportunity" for Commercial use on a corner lot on a busy 4-lane road. The possibilities are endless for this property. This is ideal for office, medical, automotive, or any commercial use. Close to I-85 & I-77.

Directions: I-85 to Statesville Road. Going north the property is on the right, at the corner of Statesville and Nevin Road

Listing Information

DOM: 934

UC Dt:

CDOM: 935

DDP-End Dt:

Slr Contr:

LTC:

MLS#: **3831418**
4500 Statesville Road, Charlotte, NC 28269
Price: **\$3,500,000**



1237 Tyvola Drive, Charlotte, North Carolina 28210-3870

1237 Tyvola Drive, Charlotte, North Carolina 28210-3870

List Price: **\$1,750,000**

MLS#: **4097766** Category: **Commercial Sale** County: **Mecklenburg**
Status: **EXP** City Tax Pd To: **Charlotte** Tax Val: **\$2,137,200**
Subdivision: Project:
Zoning Spec: **B1** Zoning: **B1**
Parcel ID: **171-105-05** Deed Ref: **18913-968**
Legal Desc: **P21-28 M1166-499**
Apprx Acres: **0.73** Apx Lot Dim:
Lot Desc: **Level, Paved**



General Information

Type: **Retail**
Second Type: **Retail Center**
Sale/Lse Inc: **Building, Land**
Documents:
In City: **Yes**
Restrictions: **No Representation, N/A**
Rstrict Cmnts: **N/A**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **2006**
Const Status:
Const Type:
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: **8,288**
Max SF Avail: **8,288**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: Lsd Condr: **No** Flood Pl:
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

Lot Description: **Level, Paved**
Fixtures Exclsn: **No**
Foundation: **Slab**
Exterior Cover: **Brick Full**
Road Surface: **Paved**
Security Feat:
Basement Dtls: **No**
Fireplaces:
Road Frontage:
Patio/Porch:
Inclusions: **Building, Land**

Utilities

Restrictions: **No Representation, N/A - N/A**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered**

Remarks Information

Public Rmrks: **Location is key! Situated in an area with high traffic and excellent demographics, this shopping center is a valuable addition to any portfolio. Its strategic placement in a high demand zone, known for growth and a thriving business community, offers promising potential. With multiple triple NNN leases boasting a strong cap rate, this property ensures a steady income stream. Great value add potential as well.**

Directions:

Listing Information

DOM: **84** CDOM: **92** Slr Contr:
UC Dt: DDP-End Dt: LTC:

MLS#: **4097766**
1237 Tyvola Drive, Charlotte, NC 28210-3870
Price: **\$1,750,000**



3727 Rose Lake Drive, Charlotte, North Carolina 28217-2846

3727 Rose Lake Drive, Charlotte, North Carolina 28217-2846

List Price: \$1,450,000

MLS#: 4112858
Status: EXP
Subdivision:
Zoning Spec: I1CD
Parcel ID: 143-211-25
Legal Desc: L34 M21-105
Apprx Acres: 1.83

Category: Commercial Sale
City Tax Pd To: Charlotte
County: Mecklenburg
Tax Val: \$905,500
Project: Coffey Creek

Zoning:
Deed Ref: 10117-687
Apx Lot Dim:



General Information

Type: Office
Second Type: Business, Industrial
Sale/Lse Inc: Building, Land
Documents:
In City: Yes
Restrictions: Architectural Review
Rstrict Cmnts: Architectural Review

Listing Information

Lse Consider: Yes

Bldg Information

New Const: No
Builder:
Year Built: 1987
Const Status:
Const Type: Site Built
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: 7,167
Max SF Avail: 7,167
Min Lse\$/SF: \$7,167.00
Max Lse\$/SF: \$7,167.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Road Front:

Lsd Conshr: Yes

Flood Pl:

Features

Fixtures Exclsn: No
Foundation: Slab
Accessibility: Handicap Parking
Exterior Cover: Brick Full
Road Surface: Paved
Other Equipmnt: Network Ready
Security Feat: Carbon Monoxide Detector(s), Fire Sprinkler System, Security System, Smoke Detector
Suitable Use: Commercial, Industrial
Utilities: Electricity Connected, Natural Gas, Phone Connected, Underground Power Lines, Underground Utilities, Wired Internet Available
Floors: Carpet, Tile, Vinyl Plank
Property Feat: Delivery Door, Reception Area

Basement Dtls: No
Fireplaces:
Construct Type: Site Built
Road Frontage:
Patio/Porch:
Horse Amenities:
Inclusions: Building, Land
Fire Sprinkler:

Utilities

Sewer: City Sewer
Heat: Natural Gas
Restrictions: Architectural Review - Architectural Review

Water: City Water
Cool: Multi Units

Association Information

Subject to HOA: Required
Subj to CCRs: Yes

Remarks Information

Public Rmrks: Great investment property! Multiple tenant office building with low-maintenance brick exterior and landscaping. Ample parking. Current Tenant base with upside. Excellent South Charlotte Location with Office and Consumer Services Space. 10 minutes from Charlotte Douglas International Airport Convenient access to I-85 and 521

Directions:

Listing Information

DOM: 157
UC Dt:

CDOM: 158
DDP-End Dt:

Slr Contr:
LTC:

MLS#: 4112858
3727 Rose Lake Drive, Charlotte, NC 28217-2846
Price: \$1,450,000



4435 Back Creek Church Road, Charlotte, North Carolina 28213

4435 Back Creek Church Road, Charlotte, North Carolina 28213				List Price: \$1,337,000
MLS#:	4155593	Category:	Commercial Sale	County: Mecklenburg
Status:	EXP	City Tax Pd To:	Charlotte	Tax Val: \$480,900
Subdivision:				Project:
Zoning Spec:	N1-A	Zoning:		
Parcel ID:	10516648 + more	Deed Ref:	35222	
Legal Desc:	NA			
Apprx Acres:	5.38	Apx Lot Dim:		



<u>General Information</u>		<u>Listing Information</u>
Type:	Special Purpose	Lse Consider: No
Second Type:	None	
Sale/Lse Inc:	Building, Land	
Documents:	Floor Plan, Plat, Survey, Tax Information	
In City:	Yes	
Restrictions:	No Representation	
Rstrict Cmnts:	none known - buyer to determine.	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total:
Builder:		Min SF Avail: 1,850
Year Built:	1960	Max SF Avail: 2,450
Const Status:		Min Lse\$/SF: \$10.00
Const Type:		Max Lse\$/SF: \$12.00
# of Bldgs:	2	Office SqFt:
# of Rentals:	1	Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:	1	

<u>Additional Information</u>			
Rail Service:	Road Front:	Lsd Condr: No	Flood Pl:
Prop Finance:	Cash, Conventional, Ground Lease		
Ownership:	Seller owned for at least one year		
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		
Addl Parcels:	105-166-01		

<u>Features</u>			
Fixtures Exclsn:	No	Basement Dtls:	No
Road Surface:	Paved	Patio/Porch:	
Security Feat:		Inclusions:	Building, Land

<u>Income Information</u>			
Annual Sched Inc:	\$24,600.00	Vac Rate:	
Operating Expns:	\$4,000	Gross Op Inc:	Annual NOI:
Financial Info:			

<u>Utilities</u>	
Restrictions:	No Representation - none known - buyer to determine.

<u>Association Information</u>	
Subject to HOA:	None
Subj to CCRs:	No

<u>Remarks Information</u>	
Public Rmrks:	Over 5 acres. Beautiful acreage in the University area in area has many possiblilties including multifamily project, church site and possibly special purpose uses. Currently has one rental house but the primary value is in the land and the great opportunities it presents. City water and sewer. Two parcels 2.69 acre for each but must be sold together. Listing agent is licensed in NC and SC and is the owner.
Directions:	

<u>Listing Information</u>		
DOM:	48	Slr Contr:
UC Dt:		LTC:
CDOM:	49	
DDP-End Dt:		

MLS#: 4155593
4435 Back Creek Church Road, Charlotte, NC 28213
Price: \$1,337,000



4407 Back Creek Ch Rd



4407 Back Creek Ch Rd



4407 Back Creek Ch Rd



Pics on the wooded area of the 5 acres



Pics on the wooded area of the 5 acres



Pics on the wooded area of the 5 acres



Pics on the wooded area of the 5 acres



Pics on the wooded area of the 5 acres



neighboring house in background



neighboring house in background



neighboring house in background



neighboring house in background

224 Bennett Street, Charlotte, North Carolina 28213-6720

224 Bennett Street, Charlotte, North Carolina 28213-6720

List Price: \$950,000

MLS#: 4033718

Status: EXP

Subdivision:

Zoning Spec: MF

Parcel ID: 089-024-12

Legal Desc: L90-97 M5-107

Apprx Acres: 0.84

Lot Desc: Corner Lot

Category: Commercial Sale

City Tax Pd To: Charlotte

Zoning: R-12

Deed Ref: 05569-839

Apx Lot Dim:

County: Mecklenburg

Tax Val: \$139,100

Project:



General Information

Type: Business

Second Type: N/A

Sale/Lse Inc: Building, Fixtures, Land

Documents:

In City: Yes

Restrictions: Other - See Remarks

Rstrict Cmnts: See city restrictions

Listing Information

Lse Consider: No

Bldg Information

New Const: No

Builder:

Year Built: 1958

Const Status:

Const Type: Site Built

of Bldgs: 1

of Rentals:

of Units:

Baths Total:

of Stories: 1

Square Footage

Total: 1,005

Min SF Avail: 1,005

Max SF Avail: 1,005

Min Lse\$/SF: \$0.00

Max Lse\$/SF: \$0.00

Office SqFt:

Warehse SF:

Garage SF: 0

Additional Information

Rail Service:

Ownership: Seller owned for at least one year

Spcl Cond: None

Rd Respons: Publicly Maintained Road

Road Front:

Lsd Consd: No

Flood Pl:

Features

Lot Description: Corner Lot

Fixtures Exclsn: Yes/yard toys, daycare inventory

Foundation: Crawl Space

Fencing: Chain Link, Fenced, Full

Accessibility:

Exterior Cover: Brick Full

Road Surface: Paved

Roof: Architectural Shingle

Security Feat: Security System

Utilities: Electricity Connected

Basement Dtls: No

Fireplaces:

2nd Living Qtr:

Construct Type: Site Built

Road Frontage: City Street

Patio/Porch:

Other Structure:

Inclusions: Building, Fixtures, Land

Utilities

Sewer: City Sewer

Heat: N/A

Restrictions: Other - See Remarks - See city restrictions

Water: City Water

Cool: N/A

Association Information

Subject to HOA: None

Subj to CCRs: Undiscovered

Remarks Information

Public Rmrks: Development opportunity close to Uptown Charlotte!!!! SO much buiding and development happening in this area! Prime CORNER lot off North Tryon. Currently zoned R12MF. Previously a licensed day care facility.

Directions:

Listing Information

DOM: 356

UC Dt:

CDOM: 357

DDP-End Dt:

Slr Contr: LTC:

MLS#: **4033718**
224 Bennett Street, Charlotte, NC 28213-6720
Price: **\$950,000**



2830 Milton Road, Charlotte, North Carolina 28215

2830 Milton Road, Charlotte, North Carolina 28215				List Price: \$690,000
MLS#:	4121404	Category:	Commercial Sale	County: Mecklenburg
Status:	EXP	City Tax Pd To:	Charlotte	Tax Val: \$443,000
Subdivision:				Project:
Zoning Spec:	CD	Zoning:	CD	
Parcel ID:	09921128	Deed Ref:	22136/101	
Legal Desc:	L2 M56-223			
Apprx Acres:	1.37	Apx Lot Dim:	314 x 190	
Lot Desc:	Level			



General Information		Listing Information
Type:	Unimproved Commercial Business, N/A, None Land	Lse Consider: No
Second Type:		
Sale/Lse Inc:		
Documents:		
In City:	Yes	
Restrictions:	Deed	
Rstrict Cmnts:	Deed restrictions are listed in Book 28630, Page 950 of the Mecklenburg County Register of Deeds. They include restrictions on direct competition with Family Dollar and adult establishments.	
Bldg Information		Square Footage
New Const:	No	Total:
Builder:		Min SF Avail: 0
Year Built:		Max SF Avail: 0
Const Status:		Min Lse\$/SF: \$0.00
Const Type:		Max Lse\$/SF: \$0.00
# of Bldgs:		Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:		

Additional Information			
Rail Service:		Road Front: 314	Lsd Consdr: No
Prop Finance:	Cash, Conventional		Flood Pl:
Ownership:	Seller owned for at least one year		
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		

Features	
Lot Description:	Level
Waterbody Nm:	
Fixtures Exclsn:	No
Foundation:	N/A
Exterior Cover:	
Road Surface:	Paved
Roof:	
Security Feat:	
Suitable Use:	Commercial
Lake/Wtr Amen:	None
Basement Dtls:	No
Fireplaces:	
Road Frontage:	City Street/314
Patio/Porch:	
Other Structure:	None
Inclusions:	Land
Fire Sprinkler:	

Green Energy Information			
Verification Type:	None	Metric:	Rating:
			Year:

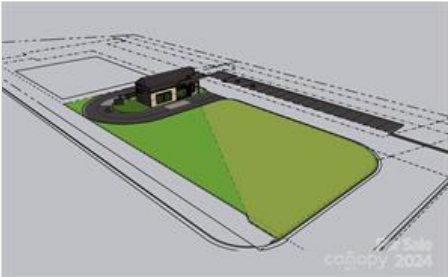
Utilities	
Sewer:	City Sewer
Restrictions:	Deed - Deed restrictions are listed in Book 28630, Page 950 of the Mecklenburg County Register of Deeds. They include restrictions on direct competition with Family Dollar and adult establishments.
Water:	City Water

Association Information	
Subject to HOA:	None
Subj to CCRs:	Undiscovered

Remarks Information	
Public Rmrks:	A ready-to-build lot in popular east Charlotte CONNECTING TO FAMILY DOLLAR and fronting on Milton Rd. Preliminary site planning has taken place and can be shared for a potential buyer to review. GREAT PURCHASE for a buy-and-hold investor, urgent care center, or quick serve or drive-through restaurant. Water and Sewer are contiguous to the property.
Directions:	

Listing Information		
DOM:	67	Slr Contr:
UC Dt:		LTC:
CDOM:	68	
DDP-End Dt:		

MLS#: 4121404
2830 Milton Road, Charlotte, NC 28215
Price: \$690,000



4912 Monroe Road, Charlotte, North Carolina 28205-7822

4912 Monroe Road, Charlotte, North Carolina 28205-7822

List Price: \$650,000

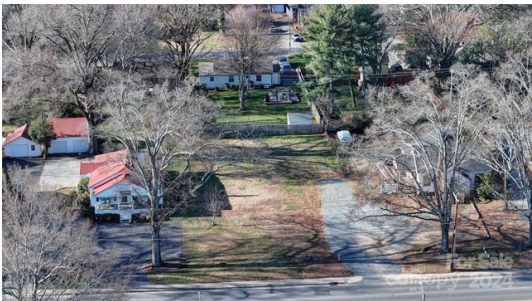
MLS#: 4112539
Status: EXP
Subdivision:
Zoning Spec: OFC
Parcel ID: 161-081-21
Legal Desc: L4 B3 M3-622
Apprx Acres: 0.29
Lot Desc: Open Lot

Category: Commercial Sale
City Tax Pd To: Charlotte

County: Mecklenburg
Tax Val: \$530,100
Project: Vacant Lot

Zoning: OFC
Deed Ref: 37098-10

Apex Lot Dim: 75 x 170



General Information

Type: None
Second Type: None
Sale/Lse Inc: Land
Documents: Aerial Photo
In City: No
Restrictions: N/A
Rstrict Cmnts: buyer to verify

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1951
Const Status:
Const Type:
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: 0
Max SF Avail: 0
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Prop Finance: Build To Suit, Cash, Construction Perm Loan, Conventional
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Road Front:
Lsd Condr: No
Flood Pl: No

Features

Lot Description: Open Lot
Fixtures Exclsn: No
Foundation: N/A
Exterior Cover: N/A
Road Surface: Concrete
Roof: N/A
Security Feat:

Basement Dtls: No
Fireplaces:
Road Frontage: City Street
Patio/Porch:
Other Structure: None
Inclusions: Land

Utilities

Sewer: City Sewer
Heat: N/A
Restrictions: N/A - buyer to verify

Water: City Water
Cool: N/A

Association Information

Subject to HOA: None
Subj to CCRs: No

Remarks Information

Public Rmrks: Location, location, commercial vacant lot along the Monroe Road corridor, zoned for office. Close proximity to retail, schools, Independence Blvd, South Park, and Downtown. See attached two different surveys (one has trees and topo shown), the City's Streetscape Plan for Monroe Rd, a shared driveway agreement the owners have with the neighbor, and a letter from our engineer confirming good soils for construction.

Directions:

Listing Information

DOM: 155
UC Dt:

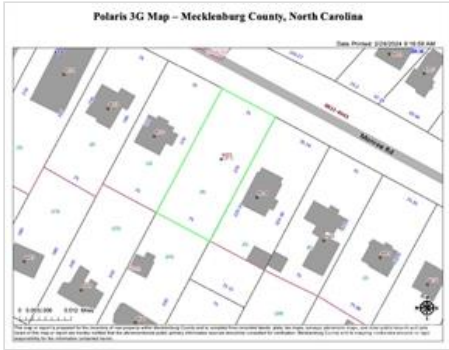
CDOM: 156
DDP-End Dt:

Slr Contr:
LTC:

MLS#: **4112539**
4912 Monroe Road, Charlotte, NC 28205-7822
Price: **\$650,000**



Commerical vacant lot 75 x 170



Commerical vacant lot 75 x 170



Oakhurst Commons Retail is caddy corner - includes Night Swim Coffee, Teal Turnip, Jersey Mikes, Anytime Fitness and more



State Employees Credit Union is caddy corner



3405 Statesville Avenue, Charlotte, North Carolina 28206-1006

3405 Statesville Avenue, Charlotte, North Carolina 28206-1006

List Price: \$359,900

MLS#: 4091977
Status: EXP
Subdivision:
Zoning Spec: ML-1
Parcel ID: 077-052-13
Legal Desc: L7&8 B2 M3-85
Apprx Acres: 0.54

Category: Commercial Sale
City Tax Pd To: No City Taxes Paid
County: Mecklenburg
Tax Val: \$245,400
Project:
Zoning: ML-1
Deed Ref: 33242-237
Apx Lot Dim: 57x235x46x264



General Information
Type: Special Purpose
Second Type: Auto Service, Business, Convenience Store, Food Service, Free Standing Retail, Hotel/Motel, Industrial, Manufacturing, Medical/Dental, Office, Retail Center, Showroom/Office, Warehouse/Office
Sale/Lse Inc: Building, Land
Documents: None
In City: Yes
Restrictions: Use, Other - See Remarks
Restrict Cmnts: Zoned I-1 Light Industrial

Listing Information
Lse Consider: Yes

Bldg Information
New Const: No
Builder:
Year Built: 1929
Const Status:
Const Type:
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage
Total:
Min SF Avail: 1,040
Max SF Avail: 1,040
Min Lse\$/SF: \$20.00
Max Lse\$/SF: \$40.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Prop Finance: Cash, Conventional, Lease, Lease Option, Nonconforming Loan
Ownership: Seller owned for at least one year
Spcl Cond: Subject to Lease
Rd Respons: Publicly Maintained Road

Road Front:
Lsd Consdr: Yes
Flood Pl:

Features

Waterbody Nm:
Fixtures Exclsn: No
Road Surface: Paved
Security Feat:
Suitable Use: Commercial, Industrial, Multi-Family, Residential, Other - See Remarks

Lake/Wtr Amen: None
Basement Dtls: No
Patio/Porch:
Inclusions: Building, Land
Fire Sprinkler:

Utilities

Restrictions: Use, Other - See Remarks - Zoned I-1 Light Industrial

Association Information

Subject to HOA: None
Subj to CCRs: Undiscovered

Remarks Information

Public Rmrks: ZONED ML-1 - LIGHT MAUFACTURING, which includes tons of business opportunities! Great investment opportunity with this property, so many potential uses. Located approximately 2 miles from Uptown Charlotte, this LOT offers much potential in a quickly-growing area. VACANT Structure on the lot being sold "AS IS" and in need of REHAB or TEAR-DOWN (Great Bones). Very easy to show and sell! Seller may be open to creative options regarding financing.

Directions:

Listing Information

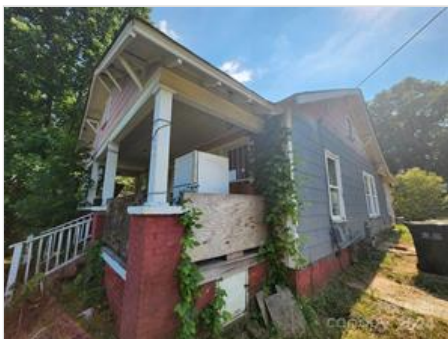
DOM: 281
UC Dt:

CDOM: 282
DDP-End Dt:

Slr Contr:
LTC:

MLS#: 4091977
3405 Statesville Avenue, Charlotte, NC 28206-1006
Price: \$359,900





10410 Park Road, Charlotte, North Carolina 28210-8480

10410 Park Road, Charlotte, North Carolina 28210-8480

List Price: **\$299,000**

MLS#: **4154259** Category: **Commercial Sale** County: **Mecklenburg**
Status: **EXP** City Tax Pd To: **Charlotte** Tax Val: **\$430,300**
Subdivision: Project:
Zoning Spec: **OC** Zoning: **O(CD)**
Parcel ID: **207-102-33** Deed Ref: **35628-270**
Legal Desc: **UNIT 450 BLD 10410 U/F 567-6**
Apx Acres: **4.41** Apx Lot Dim:



General Information

Type: **Office**
Second Type: **N/A**
Sale/Lse Inc: **Building**
Documents:
In City: **Yes**
Restrictions: **Signage**
Rstrict Cmnts: **HOA approves**
signsjavascript:__doPostBack('m_rpPageList\$ctl10\$lbPa

Listing Information

Lse Consider: **Yes**

Bldg Information

New Const: **No**
Builder:
Year Built: **2001**
Const Status: **Site Built**
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: **1,000**
Max SF Avail: **1,000**
Min Lse\$/SF: **\$1,000.00**
Max Lse\$/SF: **\$1,000.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Privately Maintained Road**
Road Front:
Lsd Consdr: **Yes**
Flood Pl:

Features

Fixtures Exclsn: **No**
Accessibility:
Road Surface: **Paved**
Security Feat:
Basement Dtls: **No**
Construct Type: **Site Built**
Patio/Porch:
Inclusions: **Building**

Utilities

Restrictions: **Signage - HOA approves signsjavascript:__doPostBack('m_rpPageList\$ctl10\$lbPageLink',')**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** **Mandatory**

Remarks Information

Public Rmrks: **Location!!! This space has so many possibilities: Spa, Nail Salon, Hair Salon, Medical, Chiropractic. Plumbing is there for your use. Freshly painted and nice laminate floors. Annual lease \$2000 plus \$750 per quarter HOA**

Directions:

Listing Information

DOM: **47** CDOM: **48** Slr Contr:
UC Dt: DDP-End Dt: LTC:

MLS#: **4154259**

10410 Park Road, Charlotte, NC 28210-8480

Price: **\$299,000**



243 Hoskins Avenue Drive, Charlotte, North Carolina 28208

243 Hoskins Avenue Drive, Charlotte, North Carolina 28208

List Price: **\$143,000**

MLS#: **4151489** Category: **Commercial Sale** County: **Mecklenburg**
Status: **EXP** City Tax Pd To: **Charlotte** Tax Val: **\$102,600**
Subdivision:
Zoning Spec: **B1** Zoning:
Parcel ID: **06306104** Deed Ref: **32990/673**
Legal Desc: **L243M6-222**
Apprx Acres: **0.22** Apx Lot Dim:



General Information

Type: **Business**
Second Type: **Special Purpose**
Sale/Lse Inc: **Building, Land**
Documents:
In City: **Yes**
Restrictions: **No Restrictions**
Restrict Cmnts: **NA**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1910**
Const Status: **Completed**
Const Type: **Site Built**
of Bldgs: **1**
of Rentals: **7**
of Units:
Baths Total: **1**
of Stories: **1**

Square Footage

Total: **1,053**
Min SF Avail: **975**
Max SF Avail: **975**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

of Docks: # DriveIn Drs: Ceiling Hgt: **8X** # Bays: **7**
Rail Service: Road Front: Lsd Consdr: **No** Flood Pl:
Prop Finance: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Spcl Cond: **Subject to Lease**
Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: **Yes/Televisions** Basement Dtls: **No**
Foundation: **Crawl Space** Fireplaces:
Accessibility: **2 or More Access Exits, Bath Grab Bars, Bath Lever Faucets, Mobility Friendly Flooring, No Interior Steps, Ramp(s)-Main Level** Construct Type: **Site Built**
Exterior Cover: **Frame, Wood** Road Frontage: **City Street**
Road Surface: **Gravel, Paved** Patio/Porch:
Roof: **Fiberglass Shingle** Other Structure:
Security Feat: Inclusions: **Building, Land**
Suitable Use: **Commercial** Fire Sprinkler:
Utilities: **Cable Connected, Electricity Connected, Natural Gas, Phone Connected**
Floors: **Laminate Wood, Vinyl Plank**
Property Feat: **Reception Area**

Utilities

Sewer: **City Sewer** Water:
Heat: **Central, Natural Gas** Cool: **Central Air**
Restrictions: **No Restrictions - NA**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered**

Remarks Information

Public Rmrks: **2ND PRICE DROP! SELLER IS HIGHLY MOTIVATED! DON'T MISS OUT ON THIS AWESOME INVESTMENT OPPORTUNITY. Space is currently functioning as a barber shop and beauty salon. However, the building is zoned B1 for alternative use. HOME CAN BE REVAMPED BACK INTO A SINGLE FAMILY HOME!!! Electrical and plumbing upgrades in the 90s. Space was modified for 2 barber stations, 2 hair salon stations and a private suite in 2018. Tenants have no expectations of ending their lease. Owner pays water, electric, gas and internet. Price is without the beauty and barber equipment. Building and fixtures being sold as is. No code violations and seller knows of no concerns. Municipality recently installed 2' water main for future development in the area. Disclosure: Seller is family member of listing agent. Listing agent has no interest in the property.**
Directions: **Do Not Disturb Tenants Lockbox code will be provided upon appointment Off I-85S Exit 35 Glenwood Dr Turn right onto Glenwood Dr Turn right onto S Hoskins Rd Turn right onto Hoskins Ave Drive**

Listing Information

DOM: **90** CDOM: **91** Slr Contr:
UC Dt: DDP-End Dt: LTC:

MLS#: 4151489
243 Hoskins Avenue Drive, Charlotte, NC 28208
Price: \$143,000



310 Arlington Avenue Unit #Multiple, Charlotte, North Carolina 28203

310 Arlington Avenue #Multiple, Charlotte, North Carolina 28203

List Price: \$12,900,000

MLS#: 4095470 Category: Commercial Sale County: Mecklenburg
Status: WITH City Tax Pd To: Charlotte Tax Val: \$2,190,500
Subdivision: Project: Factory South
Zoning Spec: UMUD Zoning: Deed Ref: Multiple
Parcel ID: 12303723 + more
Legal Desc: Multiple/See Media for List
Apprx Acres: 0.00 Apx Lot Dim:
Elevation: 1000-1500 ft.



General Information

Type: Office
Second Type: N/A
Sale/Lse Inc: N/A
Documents:
In City: Yes
Restrictions: N/A
Rstrict Cmnts: N/A

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1920
Const Status:
Const Type: Site Built
of Bldgs:
of Rentals:
of Units:
Baths Total: 7
of Stories:

Square Footage

Total:
Min SF Avail: 9,286
Max SF Avail: 9,286
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: Lsd Consdr: No Flood Pl:
Prop Finance: Cash, Conventional
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road
Addl Parcels: 12303725,12303758,12303759,12303752,12303754,12303756,12303727

Features

Fixtures Exclsn: No
Foundation: Slab
Accessibility:
Exterior Cover: Brick Full
Road Surface: Paved
Roof: Built-Up, Rubber
Security Feat:
Appliances: Dishwasher, Disposal, Electric Oven, Electric Range, Electric Water Heater, Plumbed For Ice Maker
Floors: Tile, Wood
Basement Dtls: No
Fireplaces:
Construct Type: Site Built
Road Frontage:
Patio/Porch:
Other Structure:
Inclusions: N/A

Utilities

Sewer: City Sewer Water: City Water
Heat: Electric, Forced Air Cool: Central Air
Restrictions: N/A - N/A

Association Information

Subject to HOA: Required Subj to CCRs: Yes Mandatory

Remarks Information

Public Rmrks: Discover urban perfection at the Historic Lance Building Factory South in South End. This rare gem offers eight connected luxury lofts within a century-old building, providing authentic and spacious loft living in Charlotte's coveted area. With two-story 10,000 sq ft condos boasting 14-foot ceilings, these spaces are ideal for personalized residences or versatile offices. Each loft showcases artful design, exposed wood beams, brick walls, hardwood floors, and seven baths. Convenience is key, with eight covered parking spaces for each unit. In one of Charlotte's hottest areas, enjoy quick access to Uptown's energy and walkability to restaurants, stadiums, shops, and galleries. Proximity to the airport caters to travel needs. Own a piece of Charlotte's history coupled with contemporary luxury. Whether for a unique residence or dynamic office space, the Historic Lance Building Factory South seamlessly blends history and modernity. Elevate your lifestyle with this distinctive offering.

Directions: Corner of South Blvd and E Bland Street. Parking is available in front or behind the building.

Listing Information

DOM: 280 CDOM: 368 Slr Contr:
DDP-End Dt: LTC:

MLS#: 4095470
310 Arlington Avenue #Multiple, Charlotte, NC 28203
Price: \$12,900,000







5105 Piper Station Drive, Charlotte, North Carolina 28277-6513

5105 Piper Station Drive, Charlotte, North Carolina 28277-6513

List Price: **\$7,600,000**

MLS#: **4106214** Category: **Commercial Sale** County: **Mecklenburg**
Status: **WITH** City Tax Pd To: **Charlotte** Tax Val: **\$4,006,200**
Subdivision: Project: **Piper Station**
Zoning Spec: **B1SCD** Zoning: **B1SCD**
Parcel ID: **225-045-12** Deed Ref: **10855-926**
Legal Desc: **L7 M31-989**
Apprx Acres: **1.96** Apx Lot Dim:
Lot Desc: **Paved**
Elevation: **1000-1500 ft.**
Comm Loc: **Shopping Center**



General Information

Type: **Retail Center**
Second Type: **Business, Medical/Dental, Showroom/Office**
Sale/Lse Inc: **Building**
Documents: **Brochure, Data Sheets, Rent Roll**
In City: **Yes**
Restrictions: **Building, Use**
Restrict Cmnts: **Zoning B-1SCD**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **2000**
Const Status: **Completed**
Const Type: **Site Built**
of Bldgs: **2**
of Rentals: **7**
of Units:
Baths Total:
of Stories: **1**

Square Footage

Total: **15,150**
Min SF Avail: **12,600**
Max SF Avail: **12,600**
Min Lse\$/SF: **\$2.30**
Max Lse\$/SF: **\$2.95**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

of Docks: **No** # DriveIn Drs: **0** Ceiling Hgt:
Rail Service: **No** Road Front: Lsd Condr: **No** # Bays:
Prop Finance: **Cash, Exchange** Flood Pl: **No**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

Lot Description: **Paved**
Fixtures Exclsn: **Yes/tenant owned items do not convey**
Foundation: **Slab**
Accessibility:
Exterior Cover: **Hard Stucco**
Road Surface: **Paved**
Roof: **Built-Up, Rubber**
Security Feat:
Utilities: **Cable Available, Electricity Connected, Fiber Optics, Natural Gas, Phone Connected, Underground Power Lines, Underground Utilities, Wired Internet Available**

Basement Dtlis: **No**
Fireplaces:
Construct Type: **Site Built**
Road Frontage: **City Street**
Patio/Porch:
Other Structure: **None**
Inclusions: **Building**

Income Information

Annual Sched Inc: **\$510,000.00** Vac Rate: Gross Op Inc: Annual NOI: **\$510,000**

Green Energy Information

Verification Type: **None** Metric: Rating: Year:

Utilities

Sewer: **City Sewer** Water: **City Water**
Heat: **Forced Air** Cool: **Central Air**
Restrictions: **Building, Use - Zoning B-1SCD**

Association Information

Subject to HOA: **None** Subj to CCRs: **Yes** No

Remarks Information

Public Rmrks: **Amazing retail location. Seven tenants, 2 buildings. Strong rental history with five tenants remaining through end of 2026-2029. Two units currently marketed for lease. 2023 Taxes \$29,385.47.**

Directions:

Listing Information

DOM: **123** CDOM: **123** Slr Contr:
DDP-End Dt: LTC:

MLS#: **4106214**

5105 Piper Station Drive, Charlotte, NC 28277-6513

Price: **\$7,600,000**



2819 The Plaza Road, Charlotte, North Carolina 28205-2413

2819 The Plaza Road, Charlotte, North Carolina 28205-2413				List Price: \$5,000,000
MLS#:	4106819	Category:	Commercial Sale	County: Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val: \$1,042,100
Subdivision:				Project:
Zoning Spec:	B1	Zoning:	B1	
Parcel ID:	083-156-31	Deed Ref:	14705-582	
Legal Desc:	L3 & P4 B27 M230-140			
Apprx Acres:	0.62	Apx Lot Dim:		
Lot Desc:	Corner Lot			



<u>General Information</u>		<u>Listing Information</u>
Type:	Retail	Lse Consider: No
Second Type:	Business, Free Standing Retail, Office, Showroom/Office	
Sale/Lse Inc:	Building, Land	
Documents:		
In City:	Yes	
Restrictions:	N/A	
Rstrict Cmnts:	N/A	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	Yes	Total: 3,200
Builder:		Min SF Avail: 3,200
Year Built:	1930	Max SF Avail: 3,200
Const Status:	Completed	Min Lse\$/SF: \$0.00
Const Type:		Max Lse\$/SF: \$0.00
# of Bldgs:	2	Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:	1	

<u>Additional Information</u>			
Rail Service:		Road Front:	
Ownership:	Seller owned for at least one year		
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		
		Lsd Consdr:	No
		Flood Pl:	

<u>Features</u>			
Lot Description:	Corner Lot		
Fixtures Exclsn:	Yes/N/A	Basement Dtls:	No
Foundation:	Crawl Space, Slab	Fireplaces:	
Fencing:	Back Yard	2nd Living Qtr:	
Exterior Cover:	Brick Full	Road Frontage:	City Street
Road Surface:	Paved	Patio/Porch:	Front Porch
Security Feat:		Inclusions:	Building, Land
Floors:	Concrete		

<u>Utilities</u>			
Sewer:	City Sewer	Water:	City Water
Heat:	Natural Gas	Cool:	Central Air
Restrictions:	N/A - N/A		

<u>Association Information</u>			
Subject to HOA:	None	Subj to CCRs:	No

<u>Remarks Information</u>	
Public Rmrks:	Retail buildings in the highly desirable Midwood Area. 2 Buildings on 1 parcel (tax ID = 083-156-31) 2819 The Plaza (Old Building - 1458 Heated Area) & 2815 The Plaza (The Shoppes @ Plaza Circle - New 2 Unit Building - 1742 Heated Area). Must be sold as one package with 2600 Clemson Avenue. Price includes all 3 buildings. Less than 5 minutes to Uptown. See MLS # 4106200
Directions:	

<u>Listing Information</u>			
DOM:	171	CDOM:	171
		DDP-End Dt:	
		Slr Contr:	
		LTC:	

MLS#: **4106819**

2819 The Plaza Road, Charlotte, NC 28205-2413

Price: **\$5,000,000**



2819 The Plaza



2815 The Plaza

2600 Clemson Avenue, Charlotte, North Carolina 28205-1962

2600 Clemson Avenue, Charlotte, North Carolina 28205-1962					List Price: \$5,000,000
MLS#:	4106200	Category:	Commercial Sale	County:	Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val:	\$685,400
Subdivision:				Project:	
Zoning Spec:	B1	Zoning:	B1		
Parcel ID:	083-156-30	Deed Ref:	4777-428		
Legal Desc:	P3 B27 M230-140				
Apprx Acres:	0.39	Apx Lot Dim:			
Lot Desc:	Corner Lot				
Comm Loc:	Corner, Freestanding				

<u>General Information</u>		<u>Listing Information</u>
Type:	Retail	Lse Consider: No
Second Type:	Convenience Store, Free Standing Retail Building, Land	
Sale/Lse Inc:		
Documents:		
In City:	Yes	
Restrictions:	N/A	
Rstrict Cmnts:	None	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total: 2,232
Builder:		Min SF Avail: 2,440
Year Built:	1960	Max SF Avail: 2,440
Const Status:	Completed	Min Lse\$/SF: \$0.00
Const Type:	Site Built	Max Lse\$/SF: \$0.00
# of Bldgs:	1	Office SqFt:
# of Rentals:	2	Warehse SF:
# of Units:	3	Garage SF:
Baths Total:		
# of Stories:	1	

<u>Additional Information</u>			
Rail Service:		Road Front:	
Prop Finance:	Cash, Conventional	Lsd Consdr:	No
Ownership:	Seller owned for at least one year	Flood Pl:	
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		

<u>Features</u>	
Lot Description:	Corner Lot
Fixtures Exclsn:	Yes/N/A
Foundation:	Slab
Accessibility:	
Exterior Cover:	Brick Full
Road Surface:	Paved
Security Feat:	
Utilities:	Electricity Connected
Floors:	Concrete
Basement Dtls:	No
Fireplaces:	
Construct Type:	Site Built
Road Frontage:	City Street
Patio/Porch:	Terrace
Inclusions:	Building, Land

<u>Utilities</u>	
Sewer:	City Sewer
Water:	City Water
Heat:	Natural Gas
Cool:	Central Air
Restrictions:	N/A - None

<u>Association Information</u>		
Subject to HOA:	None	
Subj to CCRs:	No	No

<u>Remarks Information</u>	
Public Rmrks:	Retail Business in the highly desirable Midwood Area. Corner Lot - Own all Three parcels (parcels # 083-156-30 - 2600 Clemson Avenue; 083-156-31 - 2815 & 2819 The Plaza). 2600 Clemson Avenue is a total of 2232 heated area on .393 acres. 2815 The Plaza is a total of 1742 heated area and 2819 is a total of 1458 heated area; both sitting on one lot = .62 acres. All three units sit on a a little over 1 acre and must be sold together - See MLS #4106819
Directions:	

<u>Listing Information</u>		
DOM:	171	
CDOM:	171	
DDP-End Dt:		
Slr Contr:		
LTC:		

MLS#: **4106200**

2600 Clemson Avenue, Charlotte, NC 28205-1962

Price: **\$5,000,000**



215 Providence Road, Charlotte, North Carolina 28207

215 Providence Road, Charlotte, North Carolina 28207					List Price: \$2,500,000
MLS#:	4077481	Category:	Commercial Sale	County:	Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val:	\$1,947,100
Subdivision:				Project:	
Zoning Spec:	NC CD	Zoning:			
Parcel ID:	155-011-25 + more	Deed Ref:	37346/684		
Legal Desc:	L3 B16 M230-143				
Apprx Acres:	0.47	Apx Lot Dim:			
Lot Desc:	Corner Lot, Level				

<u>General Information</u>		<u>Listing Information</u>
Type:	None	Lse Consider: No
Second Type:	N/A	
Sale/Lse Inc:	Building, Land	
Documents:		
In City:	Yes	
Restrictions:	No Restrictions	
Rstrict Cmnts:	0	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total:
Builder:		Min SF Avail: 1,812
Year Built:	1924	Max SF Avail: 3,364
Const Status:		Min Lse\$/SF: \$0.00
Const Type:	Site Built	Max Lse\$/SF: \$0.00
# of Bldgs:	2	Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:		

<u>Additional Information</u>			
Rail Service:	Road Front:	Lsd Consdr: No	Flood Pl:
Prop Finance:	Cash, Construction Perm Loan, Conventional, Owner Financing		
Ownership:	Seller owned for at least one year		
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		
Addl Parcels:	155-011-26		

<u>Features</u>	
Lot Description:	Corner Lot, Level
Fixtures Exclsn:	No
Accessibility:	
Exterior Cover:	
Road Surface:	Paved
Roof:	
Security Feat:	
Suitable Use:	Commercial, Development, Multi-Family, Residential
Utilities:	Electricity Connected, Natural Gas

<u>Utilities</u>	
Sewer:	City Sewer
Restrictions:	No Restrictions - 0
Water:	City Water

<u>Association Information</u>	
Subject to HOA:	None
Subj to CCRs:	No

<u>Remarks Information</u>	
Public Rmrks:	Two parcels of prime Charlotte real estate are ready for your dream(s)! Developers, Investors, and Individual Owners take note of this versatile property in the Eastover neighborhood. Walk to area restaurants, shops, and healthcare. Colonial Park will be right out your front door. You can even walk to the Duke Mansion, CPCC, and the Metropolitan area to enjoy the Greenway. The previous Phil Aull Studio sits on Providence Rd with a duplex on the adjacent property in the rear. Neither structure is currently habitable, so both are being sold as-is The value in these 2 parcels is the location! This can be your own little neighborhood and it's not located in the flood plain! Owner financing is also an option! This property is also listed in Residential Land as MLS# 4073263.
Directions:	Please use GPS. Park on property or on Phil Aull Place.

<u>Listing Information</u>		
DOM:	232	Slr Contr:
CDOM:	232	LTC:
DDP-End Dt:		

MLS#: **4077481**
215 Providence Road, Charlotte, NC 28207
Price: **\$2,500,000**





000 Albemarle Road, Charlotte, North Carolina 28212

000 Albemarle Road, Charlotte, North Carolina 28212				List Price: \$800,000
MLS#:	4148185	Category:	Commercial Sale	County: Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val: \$155,800
Subdivision:				Project:
Zoning Spec:	R17MF	Zoning:	R17MF	
Parcel ID:	133-042-09 + more	Deed Ref:	3013-320	
Legal Desc:	L7 B2 M8-469			
Apprx Acres:	0.61	Apx Lot Dim:	Both lots = .609	
Lot Desc:	Corner Lot, Trees			
Comm Loc:	Corner, Freestanding			



<u>General Information</u>		<u>Listing Information</u>
Type:	Business	Lse Consider: No
Second Type:	Retail	
Sale/Lse Inc:	Land	
Documents:		
In City:	Yes	
Restrictions:	Other - See Remarks	
Rstrict Cmnts:	City of Charlotte Restrictions	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total:
Builder:		Min SF Avail: 0
Year Built:	2025	Max SF Avail: 0
Const Status:		Min Lse\$/SF: \$0.00
Const Type:		Max Lse\$/SF: \$0.00
# of Bldgs:		Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:		

<u>Additional Information</u>			
Rail Service:	Road Front:	Lsd Consdr:	No
Ownership:	Seller owned for at least one year	Flood Pl:	No
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		
Addl Parcels:	13304208		

<u>Features</u>	
Lot Description:	Corner Lot, Trees
Fixtures Exclsn:	No
Exterior Cover:	
Road Surface:	Paved
Security Feat:	
Suitable Use:	Commercial, Residential
Basement Dtls:	No
Road Frontage:	4 Lane Highway, City Street, State Highway
Patio/Porch:	
Inclusions:	Land
Fire Sprinkler:	

<u>Utilities</u>	
Restrictions:	Other - See Remarks - City of Charlotte Restrictions
<u>Association Information</u>	
Subject to HOA:	None
Subj to CCRs:	Undiscovered

<u>Remarks Information</u>	
Public Rmrks:	LOOKING FOR VACANT LAND ON A BUSY HIGHWAY. This property may be for you. 2 lots facing Albemarle Road at the intersection of Grafton Road. Total acreage .609. Parcel # 1330429 and # 1330428. Zoning N2-B according to Polaris 3G. With rezoning this could be your next business. We ask that you do not enter the property without permission. Call today to make an appointment to look at this land. Thank you for your interest.
Directions:	

<u>Listing Information</u>		
DOM:	23	Slr Contr:
CDOM:	23	LTC:
DDP-End Dt:		

MLS#: **4148185**

000 Albemarle Road, Charlotte, NC 28212

Price: **\$800,000**



310 Arlington Avenue Unit #329, Charlotte, North Carolina 28203-4296

310 Arlington Avenue #329, Charlotte, North Carolina 28203-4296				List Price: \$799,000		
MLS#: 4095417	Category: Commercial Sale	County: Mecklenburg				
Status: WITH	City Tax Pd To: Charlotte	Tax Val: \$673,233				
Subdivision:		Project: Factory South				
Zoning Spec: UMUD	Zoning: UMUD					
Parcel ID: 123-037-61	Deed Ref: 11615-455					
Legal Desc: UNIT 329 FLOOR 3 U/F 420						
Apprx Acres: 0.00	Apx Lot Dim:					

<u>General Information</u>		<u>Listing Information</u>
Type:	Office	Lse Consider: No
Second Type:	Business	
Sale/Lse Inc:	N/A	
Documents:		
In City:	Yes	
Restrictions:	Architectural Review, Building, Use	
Rstrict Cmnts:	See CCRs	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total: 1,928
Builder:		Min SF Avail: 1,928
Year Built:	1920	Max SF Avail: 1,928
Const Status:		Min Lse\$/SF: \$0.00
Const Type:	Site Built	Max Lse\$/SF: \$0.00
# of Bldgs:		Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:	1	
# of Stories:		

<u>Additional Information</u>			
Rail Service:	Road Front:	Lsd Consdr: No	Flood Pl:
Prop Finance: Cash, Conventional			
Ownership: Seller owned for at least one year			
Spcl Cond: None			
Rd Respons: Publicly Maintained Road			

<u>Features</u>	
Fixtures Exclsn: No	Basement Dtls: No
Foundation: N/A	Fireplaces:
Accessibility:	Construct Type: Site Built
Exterior Cover: Brick Full, Glass	Road Frontage:
Road Surface: Concrete	Patio/Porch:
Security Feat:	Inclusions: N/A
Utilities: Cable Connected, Electricity Connected, Phone Connected, Wired Internet Available	
Appliances: Dishwasher, Electric Range	

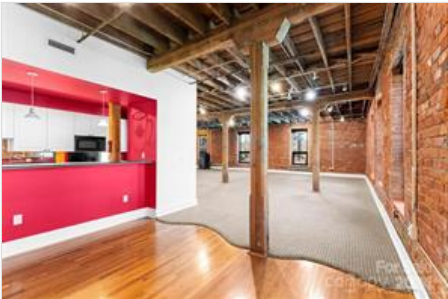
<u>Utilities</u>	
Sewer: City Sewer	Water: City Water
Heat: Central	Cool: Central Air
Restrictions: Architectural Review, Building, Use - See CCRs	

<u>Association Information</u>		
Subject to HOA: Required	Subj to CCRs: Yes	Mandatory

<u>Remarks Information</u>	
Public Rmrks:	Welcome to the epitome of urban living at the Historic Lance Building Factory South, situated in the vibrant heart of South End. Boasting an ideal location, this residence provides swift access to the dynamic energy of Uptown, placing you within walking distance of renowned restaurants, stadiums, spectacular shops, and local galleries. Convenience extends even further with proximity to the airport, ensuring your travels are effortless. Embrace a unique opportunity to own a piece of Charlotte's rich history while indulging in contemporary luxury. The Lance Building Factory South seamlessly combines historical charm with modern amenities, offering a lifestyle that you truly deserve. Immerse yourself in the fusion of the past and present, and make this extraordinary residence your urban sanctuary. Welcome home to a perfect blend of Charlotte's captivating history and the pinnacle of modern living.
Directions:	South Blvd to Arlington Avenue. Building is next to Nikkos Sushi

<u>Listing Information</u>		
DOM: 116	CDOM: 153	Slr Contr: LTC:
	DDP-End Dt:	

MLS#: 4095417
310 Arlington Avenue #329, Charlotte, NC 28203-4296
Price: \$799,000



6401 Carmel Road Unit #107 & 109, Charlotte, North Carolina 28226

6401 Carmel Road #107 & 109, Charlotte, North Carolina 28226					List Price: \$750,000
MLS#:	4166952	Category:	Commercial Sale	County:	Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val:	\$214,500
Subdivision:				Project:	
Zoning Spec:	O-1	Zoning:			
Parcel ID:	211-201-21	Deed Ref:	35128-633		
Legal Desc:	UNIT 109 U/F 122 and UNIT 107 U/F 122				
Apprx Acres:	0.00	Apx Lot Dim:			

<u>General Information</u>		<u>Listing Information</u>
Type:	Office	Lse Consider: No
Second Type:	Business	
Sale/Lse Inc:	N/A	
Documents:		
In City:	Yes	
Restrictions:	No Representation	
Rstrict Cmnts:	No representation	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total:
Builder:		Min SF Avail: 2,494
Year Built:	1981	Max SF Avail: 2,494
Const Status:		Min Lse\$/SF: \$0.00
Const Type:	Site Built	Max Lse\$/SF: \$0.00
# of Bldgs:		Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:	2	
# of Stories:	1	

<u>Additional Information</u>			
Rail Service:	Road Front:	Lsd Consdr: No	Flood Pl:
Ownership: Seller owned for at least one year			
Spcl Cond: None			
Rd Respons: Publicly Maintained Road			

<u>Features</u>		
Fixtures Exclsn: No	Basement Dtls: No	
Accessibility:	Construct Type: Site Built	
Road Surface: Paved	Patio/Porch:	
Security Feat:	Inclusions: N/A	

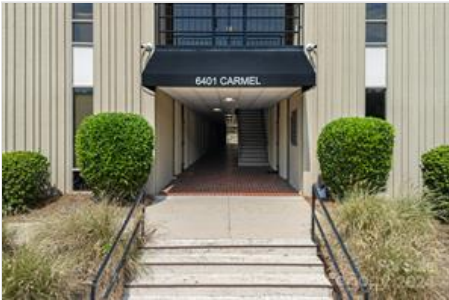
<u>Utilities</u>		
Restrictions: No Representation - No representation		

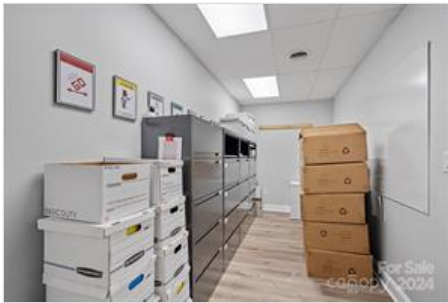
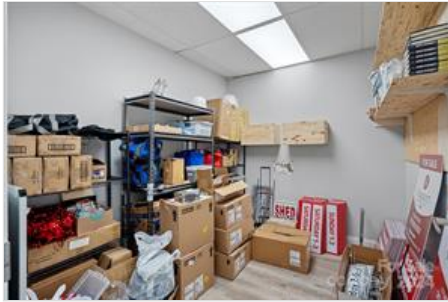
<u>Association Information</u>		
Subject to HOA: Required	Subj to CCRs: Yes	Mandatory

<u>Remarks Information</u>		
Public Rmrks:	This first floor modern office in South Charlotte that's fully updated features a spacious, elegant waiting area, multiple private offices, a stylish meeting lounge, a conference room, and ample storage spaces. Conveniently located just minutes from I-485 and I-77, it offers easy access for clients and employees alike, making it an ideal choice for businesses seeking a professional, accessible workspace in a prime location. All furniture is negotiable.	
Directions:		

<u>Listing Information</u>		
DOM: 52	CDOM: 52	Slr Contr: LTC:
	DDP-End Dt:	

MLS#: **4166952**
6401 Carmel Road #107 & 109, Charlotte, NC 28226
Price: **\$750,000**





3119 Freedom Drive, Charlotte, North Carolina 28208

3119 Freedom Drive, Charlotte, North Carolina 28208

List Price: \$550,000

MLS#: 4117537
Status: WITH
Subdivision:
Zoning Spec: CG
Parcel ID: 067-131-06
Legal Desc: L1 M25-594
Apprx Acres: 0.77

Category: Commercial Sale
City Tax Pd To: Charlotte
County: Mecklenburg
Tax Val: \$570,300
Project:
Zoning:
Deed Ref: 08749/0229/0230
Apx Lot Dim:



General Information

Type: Retail
Second Type: None
Sale/Lse Inc: Building, Land
Documents:
In City: Yes
Restrictions: N/A
Restrict Cmnts: N/A

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1969
Const Status:
Const Type:
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: 3,600
Max SF Avail: 3,600
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Lsd Consdr: No
Flood Pl:

Features

Waterbody Nm:
Fixtures Exclsn: No
Fencing: Chain Link
Road Surface: Concrete
Security Feat:

Lake/Wtr Amen: None
Basement Dtls: No
2nd Living Qtr:
Patio/Porch:
Inclusions: Building, Land

Utilities

Restrictions: N/A - N/A

Association Information

Subject to HOA: None
Subj to CCRs: Undiscovered

Remarks Information

Public Rmrks: Only 5 minutes from Uptown, this previous daycare facility is ready to be restored. The building is +/- 3600 SF and includes multiple bathrooms, kitchen, private offices, ample activity space, and outdoor play area. Zoned for educational, preschool, vocational, daycare, and a host of commercial uses, this property offers significant upside for both investors and owner-occupants.

Directions:

Listing Information

DOM: 11
CDOM: 24
DDP-End Dt:
Slr Contr:
LTC:

MLS#: **4117537**

3119 Freedom Drive, Charlotte, NC 28208

Price: **\$550,000**



2317 Statesville Avenue, Charlotte, North Carolina 28206

2317 Statesville Avenue, Charlotte, North Carolina 28206				List Price: \$480,000
MLS#:	4122275	Category:	Commercial Sale	County: Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val: \$567,400
Subdivision:				Project:
Zoning Spec:	R8	Zoning:	R8	
Parcel ID:	075-114-26	Deed Ref:	32252-848	
Legal Desc:	L2 M32-1			
Apprx Acres:	0.39	Apx Lot Dim:	154x114x140x110	
Comm Loc:	Freestanding			



<u>General Information</u>		<u>Listing Information</u>
Type:	Auto Service	Lse Consider: No
Second Type:	Business	
Sale/Lse Inc:	Building, Land	
Documents:	Tax Information	
In City:	Yes	
Restrictions:	No Representation	
Rstrict Cmnts:	Property is zoned R-8.	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total: 1,289
Builder:		Min SF Avail: 1,289
Year Built:	1953	Max SF Avail: 1,289
Const Status:	Completed	Min Lse\$/SF: \$0.00
Const Type:	Site Built	Max Lse\$/SF: \$0.00
# of Bldgs:	1	Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:	1	

Additional Information

# of Docks:		# DriveIn Drs: 2	Ceiling Hgt:		# Bays:
Rail Service:	No	Road Front:	Lsd Condr: No		Flood Pl:
Prop Finance:	Cash, Conventional				
Ownership:	Seller owned for at least one year				
Spcl Cond:	None				
Rd Respons:	Publicly Maintained Road				

Features

Waterbody Nm:		Lake/Wtr Amen: None
Fixtures Exclsn: No		Basement Dtls: No
Foundation: Slab		Fireplaces:
Accessibility: 2 or More Access Exits		Construct Type: Site Built
Exterior Cover: Concrete Block		Road Frontage: City Street, Interstate 1 mi or less
Road Surface: Paved		Patio/Porch:
Roof: Composition Shingle		Other Structure:
Security Feat: Security System		Inclusions: Building, Land
Suitable Use: Commercial		Fire Sprinkler:
Utilities: Electricity Connected		
Floors: Concrete		

Utilities

Sewer: City Sewer	Water: City Water
Heat: Electric	Cool: Window Unit(s)
Restrictions: No Representation - Property is zoned R-8.	

Association Information

Subject to HOA: None	Subj to CCRs: Undiscovered
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Remarks Information

Public Rmrks:	Looking to be close to the uptown area, within walking distance to Camp North End and minutes from I-77 and I-85. Close to Brightwalk and the Music Factory. Growing location, excellent opportunity for new buyer. There are a number of new construction project in the area. Property is currently lease out to an "Auto Spa/ Car Wash" Location was originally a gas station and auto repair shop per the previous owner there are still tanks under ground. Property is currently zoned R8. Please do not walk the property without speaking to the listing agent first.
Directions:	

Listing Information

DOM: 79	CDOM: 79	Slr Contr:
	DDP-End Dt:	LTC:

MLS#: 4122275
2317 Statesville Avenue, Charlotte, NC 28206
Price: \$480,000



3701 Freedom Drive, Charlotte, North Carolina 28208-2205

3701 Freedom Drive, Charlotte, North Carolina 28208-2205				List Price: \$440,000
MLS#:	4109659	Category:	Commercial Sale	County: Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val: \$152,100
Subdivision:				Project:
Zoning Spec:	B2	Zoning:	B2	
Parcel ID:	059-013-22	Deed Ref:	35154-762	
Legal Desc:	L15 &P16 B1 M3-274			
Apprx Acres:	0.24	Apx Lot Dim:		
Comm Loc:	Freestanding			

General Information		Listing Information
Type:	Office	Lse Consider: No
Second Type:	Business	
Sale/Lse Inc:	Building, Land	
Documents:		
In City:	Yes	
Restrictions:	No Representation	
Rstrict Cmnts:	No Representation	
Bldg Information		Square Footage
New Const:	No	Total:
Builder:		Min SF Avail: 2,673
Year Built:	1969	Max SF Avail: 2,673
Const Status:		Min Lse\$/SF: \$0.00
Const Type:		Max Lse\$/SF: \$0.00
# of Bldgs:	1	Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:	1	

Additional Information			
Rail Service:		Road Front:	Lsd Consdr: No
Ownership:	Seller owned for at least one year		Flood Pl:
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		

Features		
View:	City	Doors:
Fixtures Exclsn:	No	Basement Dtls: Yes/Other
Accessibility:	2 or More Access Exits	Construct Type:
Road Surface:	Other	Patio/Porch:
Security Feat:		Inclusions: Building, Land
Utilities:	Electricity Connected, Natural Gas	
Floors:	Carpet, Tile, Vinyl Plank	

Utilities		
Sewer:	City Sewer	Water: City Water
Heat:	Natural Gas	Cool: Central Air
Restrictions:	No Representation - No Representation	

Association Information	
Subject to HOA:	None
Subj to CCRs:	No

Remarks Information	
Public Rmrks:	Building was originally a dry cleaner. Seller is waiting for EPA letter to show that there is no contamination on the premises. Seller will entertain a12-24-month lease.
Directions:	

Listing Information	
DOM:	183
CDOM:	250
DDP-End Dt:	
Slr Contr:	LTC:

MLS#: **4109659**

3701 Freedom Drive, Charlotte, NC 28208-2205

Price: **\$440,000**



3701 Freedom Drive



**3701 Freedom to Downtown
Charlotte**

1600 Fulton Avenue Unit #140, Charlotte, North Carolina 28205-6377

1600 Fulton Avenue #140, Charlotte, North Carolina 28205-6377

List Price: **\$400,000**

MLS#: **4104718** Category: **Commercial Sale** County: **Mecklenburg**
Status: **WITH** City Tax Pd To: **Charlotte** Tax Val: **\$161,300**
Subdivision: Zoning: **MUDDCD** Project: **Steelhaus**
Parcel ID: **095-087-22** Deed Ref: **27722-720**
Legal Desc: **UNIT 140 U/F 884-1** Apx Lot Dim:
Apprx Acres: **0.00**
Comm Loc: **Corner**



General Information

Type: **Office**
Second Type: **Business, Industrial**
Sale/Lse Inc: **N/A**
Documents: **Floor Plan**
In City: **Yes**
Restrictions: **Building**
Rstrict Cmnts: **See Attached Documents For Building Rules & Regulation**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **2007**
Const Status:
Const Type: **Site Built**
of Bldgs:
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total: **872**
Min SF Avail: **872**
Max SF Avail: **872**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Prop Finance: **Cash, Conventional** Road Front:
Ownership: **Seller owned for at least one year** Lsd Consdr: **No** Flood Pl:
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: **No** Basement Dtls: **No**
Foundation: **Slab** Fireplaces:
Accessibility: Construct Type: **Site Built**
Exterior Cover: **Metal** Road Frontage: **City Street**
Road Surface: **Paved** Patio/Porch:
Security Feat: Inclusions: **N/A**

Utilities

Heat: **Natural Gas** Cool: **Central Air**
Restrictions: **Building - See Attached Documents For Building Rules & Regulations**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Undiscovered** **Mandatory**

Remarks Information

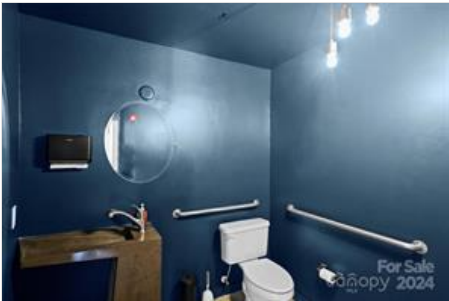
Public Rmrks: **Contemporary Open-Concept Office Space Boasting Soaring Ceilings And Abundant Natural Light. Located In The Highly Desirable Plaza Midwood Neighborhood, Mere Steps From Pinhouse, Resident Culture, And Many Other Trendy Eateries, Cafes, And Bustling Pedestrian Activity. Why Commute To Uptown Or Cramped SouthEnd When You Can Set Up Shop In The Show-Stopping Steelhaus Building Located In The Bustling Plaza Midwood Social District!**

Directions:

Listing Information

DOM: **140** CDOM: **140** Slr Contr:
DDP-End Dt: LTC:

MLS#: 4104718
1600 Fulton Avenue #140, Charlotte, NC 28205-6377
Price: \$400,000





310 Arlington Avenue Unit #217, Charlotte, North Carolina 28203-4376

310 Arlington Avenue #217, Charlotte, North Carolina 28203-4376

List Price: \$399,900

MLS#: 4095439 Category: Commercial Sale County: Mecklenburg
Status: WITH City Tax Pd To: Charlotte Tax Val: \$394,674
Subdivision: Project: Factory South
Zoning Spec: UMUD Zoning: UMUD
Parcel ID: 123-037-17 Deed Ref: 18681-967
Legal Desc: UNIT 217 FLOOR 2 U/F 420
Apprx Acres: 0.00 Apx Lot Dim:

General Information

Type: Office
Second Type: Business
Sale/Lse Inc: N/A
Documents:
In City: Yes
Restrictions: Architectural Review, Building
Rstrict Cmnts: See CCRs

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1920
Const Status:
Const Type: Site Built
of Bldgs:
of Rentals:
of Units:
Baths Total: 1
of Stories:

Square Footage

Total: 1,138
Min SF Avail: 1,138
Max SF Avail: 1,138
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: Lsd Consdr: No Flood Pl:
Prop Finance: Cash, Conventional
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Features

Fixtures Exclsn: No
Foundation: N/A
Accessibility:
Exterior Cover: Brick Full, Glass
Road Surface: Concrete
Security Feat:
Utilities: Cable Connected, Electricity Connected, Phone Connected, Wired Internet Available
Appliances: Dishwasher, Electric Range
Floors: Carpet, Tile, Wood
Basement Dtls: No
Fireplaces:
Construct Type: Site Built
Road Frontage:
Patio/Porch:
Inclusions: N/A

Utilities

Sewer: City Sewer
Heat: Central
Restrictions: Architectural Review, Building - See CCRs
Water: City Water
Cool: Central Air

Association Information

Subject to HOA: Required Subj to CCRs: Yes Mandatory

Remarks Information

Public Rmrks: Welcome to the epitome of urban living at the Historic Lance Building Factory South, situated in the vibrant heart of South End. Boasting an ideal location, this residence provides swift access to the dynamic energy of Uptown, placing you within walking distance of renowned restaurants, stadiums, spectacular shops, and local galleries. Convenience extends even further with proximity to the airport, ensuring your travels are effortless. Embrace a unique opportunity to own a piece of Charlotte's rich history while indulging in contemporary luxury. The Lance Building Factory South seamlessly combines historical charm with modern amenities, offering a lifestyle that you truly deserve. Immerse yourself in the fusion of the past and present, and make this extraordinary residence your urban sanctuary. Welcome home to a perfect blend of Charlotte's captivating history and the pinnacle of modern living.

Directions:

Listing Information

DOM: 243 CDOM: 430 Slr Contr:
DDP-End Dt: LTC:

MLS#: **4095439**

310 Arlington Avenue #217, Charlotte, NC 28203-4376

Price: **\$399,900**



310 Arlington Avenue Unit #219, Charlotte, North Carolina 28203-4376

310 Arlington Avenue #219, Charlotte, North Carolina 28203-4376

List Price: \$399,900

MLS#: 4095433 Category: Commercial Sale County: Mecklenburg
Status: WITH City Tax Pd To: Charlotte Tax Val: \$362,447
Subdivision: Project: Factory South
Zoning Spec: UMUD Zoning: UMUD
Parcel ID: 123-037-19 Deed Ref: 16588-193
Legal Desc: UNIT 219 FLOOR 2 U/F 420
Apprx Acres: 0.00 Apx Lot Dim:

General Information

Type: Office
Second Type: Business
Sale/Lse Inc: N/A
Documents:
In City: Yes
Restrictions: Architectural Review, Building, Use
Rstrict Cmnts: See CCRs

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1920
Const Status:
Const Type: Site Built
of Bldgs:
of Rentals:
of Units:
Baths Total: 1
of Stories:

Square Footage

Total: 1,144
Min SF Avail: 1,144
Max SF Avail: 1,144
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: Lsd Consdr: No Flood Pl:
Prop Finance: Cash, Conventional
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Features

Fixtures Exclsn: No
Foundation: N/A
Accessibility:
Exterior Cover: Brick Full, Glass
Road Surface: Concrete
Security Feat:
Utilities: Cable Connected, Electricity Connected, Phone Connected, Wired Internet Available
Appliances: Dishwasher, Electric Range
Floors: Carpet, Tile, Wood
Basement Dtls: No
Fireplaces:
Construct Type: Site Built
Road Frontage:
Patio/Porch:
Inclusions: N/A

Utilities

Sewer: City Sewer
Heat: Central
Restrictions: Architectural Review, Building, Use - See CCRs
Water: City Water
Cool: Central Air

Association Information

Subject to HOA: Required Subj to CCRs: Yes Mandatory

Remarks Information

Public Rmrks: Welcome to the epitome of urban living at the Historic Lance Building Factory South, situated in the vibrant heart of South End. Boasting an ideal location, this residence provides swift access to the dynamic energy of Uptown, placing you within walking distance of renowned restaurants, stadiums, spectacular shops, and local galleries. Convenience extends even further with proximity to the airport, ensuring your travels are effortless. Embrace a unique opportunity to own a piece of Charlotte's rich history while indulging in contemporary luxury. The Lance Building Factory South seamlessly combines historical charm with modern amenities, offering a lifestyle that you truly deserve. Immerse yourself in the fusion of the past and present, and make this extraordinary residence your urban sanctuary. Welcome home to a perfect blend of Charlotte's captivating history and the pinnacle of modern living.

Directions:

Listing Information

DOM: 175 CDOM: 212 Slr Contr:
DDP-End Dt: LTC:

MLS#: **4095433**
310 Arlington Avenue #219, Charlotte, NC 28203-4376
Price: **\$399,900**



310 Arlington Avenue Unit #221, Charlotte, North Carolina 28203-4289

310 Arlington Avenue #221, Charlotte, North Carolina 28203-4289

List Price: \$399,900

MLS#: 4095427 Category: Commercial Sale County: Mecklenburg
Status: WITH City Tax Pd To: Charlotte Tax Val: \$359,368
Subdivision: Project: Factory South
Zoning Spec: UMUD Zoning: UMUD
Parcel ID: 123-037-21 Deed Ref: 11185-749
Legal Desc: UNIT 221 FLOOR 2 U/F 420
Apprx Acres: 0.00 Apx Lot Dim:

General Information

Type: Office
Second Type: Business
Sale/Lse Inc: N/A
Documents:
In City: Yes
Restrictions: Architectural Review, Building, Use
Rstrict Cmnts: See CCRs

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1920
Const Status:
Const Type: Site Built
of Bldgs:
of Rentals:
of Units:
Baths Total: 1
of Stories:

Square Footage

Total: 1,136
Min SF Avail: 1,136
Max SF Avail: 1,136
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: Lsd Consdr: No Flood Pl:
Prop Finance: Cash, Conventional
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Features

Fixtures Exclsn: No
Foundation: N/A
Accessibility:
Exterior Cover: Brick Full, Glass
Road Surface: Concrete
Security Feat:
Utilities: Cable Connected, Electricity Connected, Phone Connected, Wired Internet Available
Appliances: Dishwasher, Electric Range
Floors: Carpet, Tile, Wood
Basement Dtls: No
Fireplaces:
Construct Type: Site Built
Road Frontage:
Patio/Porch:
Inclusions: N/A

Utilities

Sewer: City Sewer
Heat: Central
Restrictions: Architectural Review, Building, Use - See CCRs
Water: City Water
Cool: Central Air

Association Information

Subject to HOA: Required Subj to CCRs: Yes Mandatory

Remarks Information

Public Rmrks: Welcome to the epitome of urban living at the Historic Lance Building Factory South, situated in the vibrant heart of South End. Boasting an ideal location, this residence provides swift access to the dynamic energy of Uptown, placing you within walking distance of renowned restaurants, stadiums, spectacular shops, and local galleries. Convenience extends even further with proximity to the airport, ensuring your travels are effortless. Embrace a unique opportunity to own a piece of Charlotte's rich history while indulging in contemporary luxury. The Lance Building Factory South seamlessly combines historical charm with modern amenities, offering a lifestyle that you truly deserve. Immerse yourself in the fusion of the past and present, and make this extraordinary residence your urban sanctuary. Welcome home to a perfect blend of Charlotte's captivating history and the pinnacle of modern living.

Directions:

Listing Information

DOM: 243 CDOM: 280 Slr Contr:
DDP-End Dt: LTC:

MLS#: **4095427**
310 Arlington Avenue #221, Charlotte, NC 28203-4289
Price: **\$399,900**



310 Arlington Avenue Unit #327, Charlotte, North Carolina 28203-4289

310 Arlington Avenue #327, Charlotte, North Carolina 28203-4289

List Price: \$399,900

MLS#: 4095422 Category: Commercial Sale County: Mecklenburg
Status: WITH City Tax Pd To: Charlotte Tax Val: \$387,529
Subdivision: Project: Factory South
Zoning Spec: UMUD Zoning: UMUD
Parcel ID: 123-037-60 Deed Ref: 11239-949
Legal Desc: UNIT 327 FLOOR 3 U/F 420
Apprx Acres: 0.00 Apx Lot Dim:

General Information

Type: Office
Second Type: Business
Sale/Lse Inc: N/A
Documents:
In City: Yes
Restrictions: Architectural Review, Building, Use
Rstrict Cmnts: Other

Listing Information

Lse Consider: No

Bldg Information

New Const: No
Builder:
Year Built: 1920
Const Status:
Const Type: Site Built
of Bldgs:
of Rentals:
of Units:
Baths Total: 1
of Stories:

Square Footage

Total: 1,128
Min SF Avail: 1,128
Max SF Avail: 1,128
Min Lse\$/SF: \$0.00
Max Lse\$/SF: \$0.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service: Road Front: Lsd Consdr: No Flood Pl:
Prop Finance: Cash, Conventional
Ownership: Seller owned for at least one year
Spcl Cond: None
Rd Respons: Publicly Maintained Road

Features

Fixtures Exclsn: No
Foundation: N/A
Accessibility:
Exterior Cover: Brick Full, Glass
Road Surface: Concrete
Security Feat:
Appliances: Dishwasher, Electric Range
Basement DtIs: No
Fireplaces:
Construct Type: Site Built
Road Frontage:
Patio/Porch:
Inclusions: N/A

Utilities

Sewer: City Sewer
Heat: Central
Restrictions: Architectural Review, Building, Use - Other
Water: City Water
Cool: Central Air

Association Information

Subject to HOA: Required Subj to CCRs: Yes Mandatory

Remarks Information

Public Rmrks: Welcome to the epitome of urban living at the Historic Lance Building Factory South, situated in the vibrant heart of South End. Boasting an ideal location, this residence provides swift access to the dynamic energy of Uptown, placing you within walking distance of renowned restaurants, stadiums, spectacular shops, and local galleries. Convenience extends even further with proximity to the airport, ensuring your travels are effortless. Embrace a unique opportunity to own a piece of Charlotte's rich history while indulging in contemporary luxury. The Lance Building Factory South seamlessly combines historical charm with modern amenities, offering a lifestyle that you truly deserve. Immerse yourself in the fusion of the past and present, and make this extraordinary residence your urban sanctuary. Welcome home to a perfect blend of Charlotte's captivating history and the pinnacle of modern living.

Directions:

Listing Information

DOM: 203 CDOM: 390 Slr Contr:
DDP-End Dt: LTC:

MLS#: **4095422**
310 Arlington Avenue #327, Charlotte, NC 28203-4289
Price: **\$399,900**



4211 Major Street, Charlotte, North Carolina 28208

4211 Major Street, Charlotte, North Carolina 28208

List Price: **\$330,000**

MLS#: **4125561** Category: **Commercial Sale** County: **Mecklenburg**
Status: **WITH** City Tax Pd To: **Charlotte** Tax Val: **\$300,000**
Subdivision:
Zoning Spec: **Res** Zoning:
Parcel ID: **05901511** Deed Ref: **38380/888**
Legal Desc: **BF M3-270 & 2012-178**
Apprx Acres: **0.22** Apx Lot Dim: **59.856 X 168 X 60.02 X 24 X 150**
Comm Loc: **Other**

General Information

Type: **Business**
Second Type: **None**
Sale/Lse Inc: **Building, Land**
Documents:
In City: **Yes**
Restrictions: **Other - See Remarks**
Rstrict Cmnts:

Listing Information

Lse Consider: **No**

Zoned Residential however the City of Charlotte has a number of permitted uses for home-based business. Location is between two access ramps for Interstate-85, both Northbound and Southbound. In addition, the prope location is between Two major thoroughfares Freedom D and Wilkinson BLVD plus access to Billy Graham Parkway Airport, and I-485.

Bldg Information

New Const: **No**
Builder:
Year Built: **1931**
Const Status:
Const Type: **Site Built**
of Bldgs: **2**
of Rentals:
of Units:
Baths Total: **1**
of Stories: **2**

Square Footage

Total:
Min SF Avail: **2,200**
Max SF Avail: **2,200**
Min Lse#/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF: **300**

Additional Information

Rail Service:
Prop Finance: **Cash, Conventional, FHA, VA Loan**
Ownership: **Seller owned for less than one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Road Front:

Lsd Consdr: **No**

Flood Pl:

Features

Fixtures Exclsn: **No**

Foundation: **Basement, Crawl Space**
Accessibility:
Exterior Cover: **Brick Partial, Vinyl**
Road Surface: **Paved**
Roof: **Architectural Shingle**
Security Feat:
Utilities: **Cable Available**
Appliances: **Dishwasher, Oven, Refrigerator**

Basement Dtls: **Yes/Exterior Entry, Interior Entry, Sump Pump, Unfinished, Walk-Out Access**

Fireplaces:
Construct Type: **Site Built**
Road Frontage:
Patio/Porch:
Other Structure: **Workshop**
Inclusions: **Building, Land**

Utilities

Sewer: **City Sewer** Water: **City Water**
Heat: **Central, Forced Air, Heat Pump** Cool: **Ceiling Fan(s), Central Air**
Restrictions: **Other - See Remarks - Zoned Residential however the City of Charlotte has a number of permitted uses for home-based business. Location is between two access ramps for Interstate-85, both Northbound and Southbound. In addition, the property location is between Two major thoroughfares Freedom Drive and Wilkinson BLVD plus access to Billy Graham Parkway, Airport, and I-485.**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

Remarks Information

Public Rmrks: **Excellent Remodeled Home Located between 2 access ramps of Interstate 85, quick access to Airport and I-485. Easy Road connections make this property Strategic for Home Based Business, FULLY UPDATED Home has 3 THREE BEDROOMS PLUS 13 x 20 BONUS ROOM, Some Suggested Uses are In-home DAYCARE, Potentia Group Home, HOME BASED TRADESMAN Electrical, Plumbing, HVAC, ROOFING, Property has 13 x 26 basement with inside and outside entrances, Concrete Block 300 Sq Ft Garage features additional storage space, rear yard has open space suitable for additional storage building.**

Directions: **Easy access from Freedom Drive and Tuckaseegee Road. Take Edgewood Road from either thoroughfare and turn onto Major Street. Home is along the right at the end.**

Listing Information

DOM: 46

CDEM: 46
DDP-End Dt:

Slr Contr:
LTC:

MLS#: 4125561
4211 Major Street, Charlotte, NC 28208
Price: \$330,000



2101 Sardis Road N Unit #114A and B, Charlotte, North Carolina 28227

2101 Sardis Road N #114A and B, Charlotte, North Carolina 28227				List Price: \$279,000
MLS#:	4143871	Category:	Commercial Sale	County: Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val: \$70,700
Subdivision:				Project:
Zoning Spec:	I1	Zoning:		
Parcel ID:	193-371-18 + more	Deed Ref:	8571-261	
Legal Desc:	UNIT 114A U/F 340			
Apprx Acres:	0.00	Apx Lot Dim:		
Lot Desc:	End Unit			



<u>General Information</u>		<u>Listing Information</u>
Type:	Office	Lse Consider: Yes
Second Type:	Showroom/Office	
Sale/Lse Inc:	Building	
Documents:		
In City:	Yes	
Restrictions:	Building	
Rstrict Cmnts:	Office use only	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total:
Builder:		Min SF Avail: 1,200
Year Built:	1986	Max SF Avail: 1,200
Const Status:		Min Lse\$/SF: \$232.50
Const Type:		Max Lse\$/SF: \$232.50
# of Bldgs:	1	Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:	2	

<u>Additional Information</u>			
Rail Service:	No	Road Front:	
Ownership:	Seller owned for at least one year	Lsd Consdr:	Yes
Spcl Cond:	None	Flood Pl:	No
Rd Respons:	Publicly Maintained Road		
Addl Parcels:	19337119		

<u>Features</u>	
Lot Description:	End Unit
Windows:	Skylight(s)
Fixtures Exclsn:	No
Foundation:	Slab
Exterior Cover:	Brick Partial, Hard Stucco
Road Surface:	Paved
Roof:	Rubber
Security Feat:	Security System
Suitable Use:	Commercial
Utilities:	Cable Available
Floors:	Laminate Wood
Property Feat:	Elevator
Laundry:	
Basement Dtls:	No
Fireplaces:	
Road Frontage:	City Street
Patio/Porch:	
Other Structure:	
Inclusions:	Building
Fire Sprinkler:	None

<u>Utilities</u>	
Sewer:	City Sewer
Heat:	Central, Electric
Restrictions:	Building - Office use only
Water:	City Water
Cool:	Central Air, Electric

<u>Association Information</u>		
Subject to HOA:	Required	
Subj to CCRs:	Yes	Mandatory

<u>Remarks Information</u>	
Public Rmrks:	Crown Point Business Park, Crown Centre Office Building Two adjacent office units which are open to each other. Total 1200 sf gross. 3 private offices with windows. Reception area, semi-private area, utility area Building security with webcams POA dues are \$289.56/mo. for 114A and 114B Property taxes are \$1037.16/year for 114A and 114B Recently renovated. New roof on building. Vacant. INQUIRE ABOUT OTHER UNITS FOR SALE OR LEASE IN SAME BUILDING.
Directions:	

<u>Listing Information</u>		
DOM:	120	
CDOM:	121	
DDP-End Dt:		
Slr Contr:		
LTC:		

MLS#: **4143871**
2101 Sardis Road N #114A and B, Charlotte, NC 28227
Price: **\$279,000**



2301 Sugar Creek Road W, Charlotte, North Carolina 28262

2301 Sugar Creek Road W, Charlotte, North Carolina 28262				List Price: \$200,000
MLS#:	4045677	Category:	Commercial Sale	County: Mecklenburg
Status:	WITH	City Tax Pd To:	Charlotte	Tax Val: \$13,100
Subdivision:				Project:
Zoning Spec:	B2	Zoning:	B2	
Parcel ID:	045-121-02 + more	Deed Ref:	35407-600	
Legal Desc:	2301 W SUGAR CREEK RD			
Apprx Acres:	0.22	Apx Lot Dim:		

<u>General Information</u>		<u>Listing Information</u>
Type:	Unimproved Commercial	Lse Consider: No
Second Type:	N/A	
Sale/Lse Inc:	Other	
Documents:	Survey	
In City:	Yes	
Restrictions:	No Representation	
Rstrict Cmnts:	n/a	
<u>Bldg Information</u>		<u>Square Footage</u>
New Const:	No	Total:
Builder:		Min SF Avail: 0
Year Built:		Max SF Avail: 0
Const Status:		Min Lse\$/SF: \$0.00
Const Type:		Max Lse\$/SF: \$0.00
# of Bldgs:		Office SqFt:
# of Rentals:		Warehse SF:
# of Units:		Garage SF:
Baths Total:		
# of Stories:		

<u>Additional Information</u>			
Rail Service:	Road Front:	Lsd Consdr: No	Flood Pl:
Prop Finance:	Cash, Conventional, Owner Financing		
Ownership:	Seller owned for at least one year		
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		
Addl Parcels:	04512103, 04512104		

<u>Features</u>	
Fixtures Exclsn:	No
Fencing:	Chain Link
Exterior Cover:	
Security Feat:	
Suitable Use:	Commercial
Basement Dtls:	No
2nd Living Qtr:	
Road Frontage:	City Street, Unimproved
Inclusions:	Other
Fire Sprinkler:	

<u>Utilities</u>	
Restrictions:	No Representation - n/a

<u>Association Information</u>	
Subject to HOA:	None
Subj to CCRs:	No

<u>Remarks Information</u>	
Public Rmrks:	Great location! Minutes from I-85. High traffic location, great accessibility to major transportation routes, schools, residential areas, and shopping centers. 3 parcels being sold together. Currently being used for car storage. Parcel 04512103 has a billboard that generates revenue. Parcel 04512104 is an easement. Survey attached that provides sellers plans for a building but never happened.
Directions:	

<u>Listing Information</u>		
DOM:	335	Slr Contr: LTC:
CDOM:	335	
DDP-End Dt:		

MLS# : **4045677**

2301 Sugar Creek Road W, Charlotte, NC 28262

Price: **\$200,000**



Search Criteria

Category is 'Commercial Sale'

Mls Status is 'Expired' 11/13/2024 to 05/17/2024

Mls Status is 'Temporary Off Market' 11/13/2024 to 05/17/2024

Mls Status is 'Withdrawn' 11/13/2024 to 05/17/2024

Originating System Name is 'Canopy MLS'

City is 'Charlotte'

Selected 30 of 30 results.

