

RETAIL/INCOME PROPERTY FOR SALE

133 N Hoskins Road



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|---------------------------|--|---|--|
| PRICE: | \$319,500 | TAX RECORDS REFLECT SQUARE FOOTAGE AS: | 2,192+/- sf |
| ACREAGE: | -.32+/- | CITY/COUNTY RECORDS REFLECT ZONING AS: | B2 |
| COUNTY: | Mecklenburg | CITY: | Charlotte |
| AREA: | North | TAX ID: | 03903614, 10, 11 |
| YEAR BUILT: | 1956 | ROOF: | new 1996 |
| PARKING: | 12+/- | FENCING: | Yes |
| DOCK/DRIVE-IN: | 1 DI | SPRINKLERS: | No |
| CEILING HEIGHT: | to deck 129 - 15'+/-, 133 - 11'+/- | FLOORS: | 1 |
| COLUMN SPACING: | - | HVAC: | 2000 |
| EXPENSES: | -Taxes \$1840.55 -Insurances \$2514.00 | WATER/SEWER: | - |
| UTILITY PROVIDERS: | -Water/Sewer – Charlotte, tenant responsible -Power – Duke, tenant responsible -Gas – Piedmont Natural Gas, tenant responsible | COMMENTS: | -Call for lease details -City maintained roads and City water/sewer |



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