

OFFICE FOR SALE

227 East Boulevard



PRICE:	\$1,299,000	SIZE (approx):*	4,708 +/- sf
ACERAGE:**	.26	HEATED:	4,620 +/- sf
ZONING:	B1	CITY:	Charlotte
COUNTY:	Mecklenburg	TAX ID:	12307405
AREA:	Midtown	ROOF:	-
YEAR BUILT:	1981	FENCING:	no
PARKING:	Ample	SPRINKLERS:	no
EXPENSES:	app. expenses gas/water/utilities: \$775, taxes \$9500, insurance: \$135	FLOORS:	2
ELECTRICAL:	(Duke Power to the building, 2 Meters (Buyer Verify)) Single Phase Service 120/240, Single Phase Service 120/240	HVAC:	York 5 ton unit, not sure of age, Goodman 1.5 ton unit upstairs, 10-12 years old Goodman 2 ton mini split, 10-12 years old

BERTOLINA

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Information contained herein has been obtained from the owner of the property or from other sources we deem reliable.
We have no reason to doubt its accuracy, but we do not guarantee it.