

INDUSTRIAL FOR SALE

710 N Hoskins Road



PRICE:	\$495,000	SIZE (approx):**	2,596 +/-sf (2,224 sf + 352 sf)
ACREAGE:*	2.709+/-	CITY/COUNTY RECORDS REFLECT ZONING AS:	I2 (buyer verify)
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Northwest	TAX ID:	03905319
YEAR BUILT:	1979	ROOF:	No information available
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	1 DI	SPRINKLERS:	No
CEILING HEIGHT:	17'+/-	FLOORS:	1
COLUMN SPACING:	-	HVAC:	-
UTILITY PROVIDERS:	-Water/Sewer: Charlotte -Power: Duke -Gas: Piedmont Natural Gas	ELECTRICAL:	480y/277 and a 3 phase (buyer verify with Duke Energy)
COMMENTS:	- No environmental available - One bay truck service facility; Can be converted back to original truck wash use - Left side property line is one foot beyond fence		

*survey **plans



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