

RACE SHOP FOR SALE OR LEASE

11881 Vance Davis Drive



PRICE:	\$2,600,000 or \$21,000/mo nnn	SIZE:	32,000 +/- sf total 7,512 +/- sf office
TAX RECORDS REFLECT ACREAGE AS:	3.29+/-	CITY/COUNTY RECORDS REFLECT ZONING AS:	BP
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	North	TAX ID:	02506308
YEAR BUILT:	1997	ROOF:	Original, metal deck, rigid roof insulation and a ballasted EPDM roof system
PARKING:	40+	FENCING:	No
DOCK/DRIVE-IN:	3 grade level (DI)	SPRINKLERS:	Yes
CEILING HEIGHT:	23'8" building height (plans)	FLOORS:	1
COLUMN SPACING:	-	HVAC:	Original, see website for equipment list
EXPENSES:	Taxes \$19,730.54 Insurance \$2,100	ELECTRICAL:	480/277 – 3 phase and meter # 077594521 (buyer verify)
WATER/SEWER:	City of Charlotte	UTILITY PROVIDERS:	Duke -Electrical, Piedmont -Gas
COMMENTS:	<ul style="list-style-type: none"> - No environmental available - No survey available - Park covenants not available (expired) - Building plans need to be updated - No park dues 		

B E R T O L I N A

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