

# OFFICE CONDO FOR SALE

## 10015 #200 Park Cedar Drive



<b>PRICE:</b>	\$240,000	<b>SIZE (approx):</b>	2,120+/- sf office
<b>ACREAGE:</b>	-	<b>ZONING:</b>	O-1 CD
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Ballantyne/South	<b>TAX ID:</b>	22119169
<b>YEAR BUILT:</b>	1998	<b>ROOF:</b>	Asphalt
<b>PARKING:</b>	Ample	<b>FENCING:</b>	Yes
<b>DOCK/DRIVE-IN:</b>	-	<b>SPRINKLERS:</b>	Yes
<b>CEILING HEIGHT:</b>	-	<b>FLOORS:</b>	1
<b>COLUMN SPACING:</b>	-	<b>HVAC:</b>	Heaters are original. One condenser unit replaced 4 years ago. One compressor replaced 8+
<b>EXPENSES:</b>	Insurance \$500/yr Taxes \$3,577.36/yr POA \$434.07/mth	<b>ELECTRICAL:</b>	Current electric and gas for vacant unit combined app. \$80/mont
<b>WATER/SEWER:</b>	Water and sewer included with POA	<b>UTILITY PROVIDERS:</b>	Pineville Electric
<b>COMMENTS:</b>	\$2,500 broker bonus paid at closing		



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