

FOR SALE

2819 Monroe Road



PRICE:	\$1,400,000	TAX RECORDS REFLECT SQUARE FOOTAGE AS:	5,372 +/- sf 3,692 +/-sf heated
ACERAGE:	2.559+/- (survey)	CITY:	Charlotte
CITY/COUNTY RECORDS REFLECT ZONING AS:	I1	TAX ID:	15901101
COUNTY:	Mecklenburg	DOCK/DRIVE-IN:	6
AREA:	Midtown	SPRINKLERS:	No
YEAR BUILT:	1930 (original building)	FENCING:	Yes
PARKING:	Ample	FLOORS:	1
CEILING HEIGHT:	17.2' to 18.7' +/-	ROOF:	-from seller original building 2 ply flat asphalt 15 to 20 years old, last repaired 2012. -new building rubber membrane 2004
HVAC:	2 units 1 2004 1 1990's natural gas 12,000 lb lift		
ELECTRIC:	122/40 and single phase (from Duke Energy buyer verify)		
COMMENTS:	-Current use office, vehicle service, vehicle storage -Environmental Call for Details -State maintained roads and City water/sewer -Lift and compressor negotiable with building sale		



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