

VETERINARY HOSPITAL INVESTMENT SALE

3726 Latrobe Drive



PRICE:	\$5,500,000	FOUNDATION PLAN REFLECTS SIZE AS:	22,185 +/- sf, 807 +/- sf garage
TAX RECORDS REFLECT ACREAGE AS:	3.13+/-	TAX RECORDS REFLECT ZONING AS:	ML-1 (Manufacturing & Logistics) Zoning Districts
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Midtown/Randolph	TAX ID:	15705146
YEAR BUILT:	1980	ROOF:	White TPO membrane added 2015
PARKING:	Ample	FENCING:	Yes
DOCK/DRIVE-IN:	1 DI	SPRINKLERS:	Yes
ROADS:	Latrobe Drive city maintained	FLOORS:	1
ELECTRICAL:	3 phase 120/208 (480v 3 phase equipment in use)	HVAC:	Operating room system Daikin – EOM 2015; Rest of building Trane age unknown
COMMENTS:	<ul style="list-style-type: none"> -NOI \$336,000 -Short-term Leaseback Negotiable -Arnold Palmer Center -Building plans provided upon request Property conditions subject to verification by interested parties. -Building renovated 2015 -Environmental report available upon request -Operating expenses available upon request -Zoning Resources: UDO Use Regulation, Zoning Translation 		UTILITY PROVIDERS: Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas



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