

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:	-NOI \$336,000 -Leaseback term negotiable -Arnold Palmer Center -Building plans provided upon request -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



Ian J. Bertolina
Bertolina Commercial Real Estate Services, Inc.
 1850 East Third St., Suite 310
 Charlotte, North Carolina 28204
 (704) 333-9881
www.BertolinaCRESI.com
IB@BertolinaCRESI.com

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.