

# VETERINARY HOSPITAL INVESTMENT SALE

## 3726 Latrobe Drive



<b>PRICE:</b>	\$5,500,000	<b>FOUNDATION PLAN REFLECTS SIZE AS:</b>	22,185 +/- sf , 807 +/- sf garage
<b>TAX RECORDS REFLECT ACREAGE AS:</b>	3.13+/-	<b>TAX RECORDS REFLECT ZONING AS:</b>	ML-1 (Manufacturing & Logistics) <a href="#">Zoning Districts</a>
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Midtown/Randolph	<b>TAX ID:</b>	15705146
<b>YEAR BUILT:</b>	1980	<b>ROOF:</b>	White TPO membrane added 2015
<b>PARKING:</b>	Ample	<b>FENCING:</b>	Yes
<b>DOCK/DRIVE-IN:</b>	1 DI	<b>SPRINKLERS:</b>	Yes
<b>ROADS:</b>	Latrobe Drive city maintained	<b>FLOORS:</b>	1
<b>ELECTRICAL:</b>	3 phase 120/208 (480v 3 phase equipment in use)	<b>HVAC:</b>	Operating room system Daikin – EOM 2015; Rest of building Trane age unknown
<b>COMMENTS:</b>	-NOI \$336,000 -Short-term Leaseback Negotiable -Arnold Palmer Center -Building plans provided upon request -Building renovated 2015 -Environmental report available upon request -Operating expenses available upon request -Zoning Resources: <a href="#">UDO Use Regulation</a> , <a href="#">Zoning Translation</a>	<b>UTILITY PROVIDERS:</b>	Water/Sewer-City of Charlotte Power-Duke Energy Gas-Piedmont Natural Gas



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