

# RETAIL FOR SALE

## 6400 B South Blvd



<b>PRICE:</b>	\$1,295,000	<b>TAX RECORDS REFLECT SQUARE FOOTAGE AS:</b>	6,560 +/- total sf 6,150 +/- heated sf
<b>TAX RECORDS REFLECT ACREAGE AS:</b>	1.303+/-	<b>CITY/COUNTY RECORDS REFLECT ZONING AS:</b>	B2
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Charlotte
<b>AREA:</b>	Inner Southeast	<b>TAX ID:</b>	17304201
<b>YEAR BUILT:</b>	1982	<b>ROOF:</b>	1999
<b>PARKING:</b>	Ample	<b>FENCING:</b>	No
<b>DOCK/DRIVE-IN:</b>	-	<b>SPRINKLERS:</b>	-
<b>CEILING HEIGHT:</b>	-	<b>FLOORS:</b>	1
<b>COLUMN SPACING:</b>	-	<b>HVAC:</b>	Unit A 15 to 20 years old, B 7 years, C new and D 2015
<b>EXPENSES:</b>	-	<b>ELECTRICAL:</b>	From Duke, 208 y/120 with 3 phase 4 wire, 120/240 with single phase, 208y/120 with 3 phase 4 wire, 1 inactive, 2 no information available
<b>WATER/SEWER:</b>	City of Charlotte	<b>UTILITY PROVIDERS:</b>	Duke -Electrical, Piedmont -Gas
<b>COMMENTS:</b>	- Property survey, building plans, environmental and roof reports not available		



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