

OFFICE SINGLE TENANT NET LEASE INVESTMENT SALE

3131 Westinghouse Blvd



PRICE:	\$1,550,000 (NOI \$118,650)	SIZE (approx):	11,220+/- sf (plan)
ACREAGE:	2+/- (survey)	ZONING:	I1 & a small piece of I2
COUNTY:	Mecklenburg	CITY:	Charlotte
AREA:	Southwest	TAX ID:	20116125
YEAR BUILT:	1983	ROOF:	Built up with gravel 15+/- years old
PARKING:	Ample	FENCING:	No
DOCK/DRIVE-IN:	1 DH	SPRINKLERS:	No
CEILING HEIGHT:	n/a	FLOORS:	1
ENVIRONMENTAL:	See website (full report can be provided upon request)	HVAC:	2002 four five ton Lennox roof units installed
EXPENSES: (average)	Landscaping \$450/mth Duke Power \$850/mth City of Charlotte Water \$220/mth Piedmont Natural Gas \$150/mth Sewer \$133/mth	ELECTRICAL:	208/120 - 3 phase from Duke Energy
WATER/SEWER:	-	UTILITY PROVIDERS:	Water/Sewer City of Charlotte, Power - Duke Energy, Gas- Piedmont Natural Gas
COMMENTS:	- Tenants - Xzact Technologies, Inc. (new lease terms can be negotiated with buyer) www.xtcorp.com		



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