

# OFFICE CONDOMINIUM FOR SALE & LEASE

## 331 Alcove Road

### 2<sup>nd</sup> Floor



<b>PRICE:</b>	\$1,545,000 \$19.25 nnn lease rate	<b>ARCHITECTURAL PLANS REFLECT SQUARE FOOTAGE AS:</b>	5,645+/- sf
<b>COUNTY:</b>	Iredell	<b>CITY/COUNTY RECORDS REFLECT ZONING AS:</b>	VC Village Center (Town of Mooresville)
<b>YEAR BUILT:</b>	2015	<b>CITY:</b>	Mooresville
<b>PARKING:</b>	Ample	<b>TAX ID:</b>	4645674596
<b>EXPENSES:</b>	\$6.20/sf approximately	<b>SPRINKLERS:</b>	Yes
<b>UTILITY PROVIDERS:</b>	-Water/Sewer – Town of Mooresville -Power – Duke Energy -Gas – Piedmont Natural Gas	<b>ELECTRICAL:</b>	208/120 - 3 phase 4 wire from Duke Energy
		<b>COMMENTS:</b>	- Alcove Executive Center <a href="http://alcoveroadexecutivecenter.com">alcoveroadexecutivecenter.com</a>



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