

# OFFICE & MEDICAL BUILDING FOR SALE

## 10504 Park Road



<b>PRICE:</b>	\$2,750,000	<b>TAX RECORDS REFLECT SQUARE FOOTAGE AS:</b>	15,326+/-sf total 8,886+/-sf medical office
<b>TAX RECORDS REFLECT ACREAGE AS:</b>	1.243+/-	<b>TAX RECORDS REFLECT ZONING AS:</b>	O-C (office commercial)
<b>COUNTY:</b>	Mecklenburg	<b>CITY:</b>	Pineville
<b>AREA:</b>	Pineville	<b>TAX ID:</b>	20710220
<b>YEAR BUILT:</b>	1996	<b>ROOF:</b>	Original
<b>PARKING:</b>	74+/-	<b>FENCING:</b>	No
<b>FLOORS:</b>	1	<b>SPRINKLERS:</b>	No
<b>UTILITY PROVIDERS:</b>	Water/Sewer City of Charlotte (from property owner), Power – Pineville Electric (from property owner) Gas- Piedmont Natural Gas	<b>HVAC:</b>	2, 1 original 15 ton Carrier. Second unit no information available
<b>EXPENSES:</b>	Taxes - \$26,000 annually Insurance - \$6,000/yr. Landscape - \$400/mo. Water - \$100/mo. Electricity - \$600-\$1000/mo.	<b>ELECTRICAL:</b>	3 phase and 120 208
<b>COMMENTS:</b>	-Park 51 Professional Center -No environmental available		



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