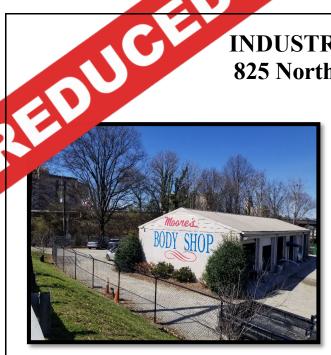
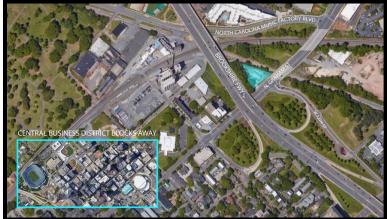
## INDUSTRIAL FOR SALE 825 North Graham Street





2,471 +/- sf office/service garage

**Zoning Districts** 

Original Metal Roof

None Available

**Duke Energy** 

Charlotte

07842102

Yes

No

ML-2 (Manufacturing & Logistics)

PRICE: \$4,250,000

SURVEY REFLECTS .478+/-

ACREAGE AS:

**COUNTY:** Mecklenburg

Central District Plan AREA: YEAR BUILT: 1990

**PARKING:** Ample 7 Service Doors **DOCK/DRIVE-IN:** 

**CEILING HEIGHT:** 

**ROADS:** State maintained (see website

attachment)

**UTILITY PROVIDERS:** -Water/Sewer - City of Charlotte

-Power- Duke Energy

-Gas - Piedmont Natural Gas

**COMMENTS:** - Paint Booth

- Compressed Air

- Set back variance possible

- Right of Way encroachment agreement for additional parking possible

-Zoning resources: <u>UDO Use Regulations</u> <u>Zoning Translation</u>



SURVEY RELECTS

**SIZE AS** (approx):

**ZONING:** 

CITY:

TAX ID:

**FENCING:** 

**FLOORS:** 

**SPRINKLERS:** 

**ELECTRICAL:** 

**ENVIRONMENTAL:** 

ROOF:

Ian J. Bertolina Bertolina Commercial Real Estate Services, Inc. 1850 East Third I St., Suite 310 Charlotte, North Carolina 28204 (704) 333-9881

www.BertolinaCRESI.com IB@BertolinaCRESI.com

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