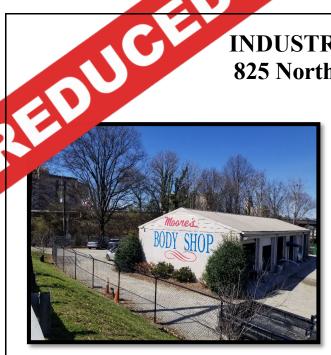
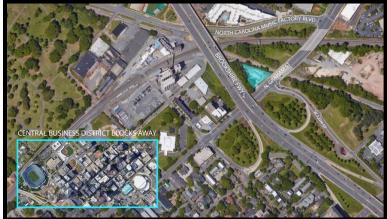
INDUSTRIAL FOR SALE 825 North Graham Street





2,471 +/- sf office/service garage

Zoning Districts

Original Metal Roof

None Available

Duke Energy

Charlotte

07842102

Yes

No

ML-2 (Manufacturing & Logistics)

PRICE: \$3,995,000

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>

RTOLIN

SURVEY RELECTS

SIZE AS (approx):

ZONING:

CITY:

TAX ID:

FENCING:

FLOORS:

SPRINKLERS:

ELECTRICAL:

ENVIRONMENTAL:

ROOF:

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