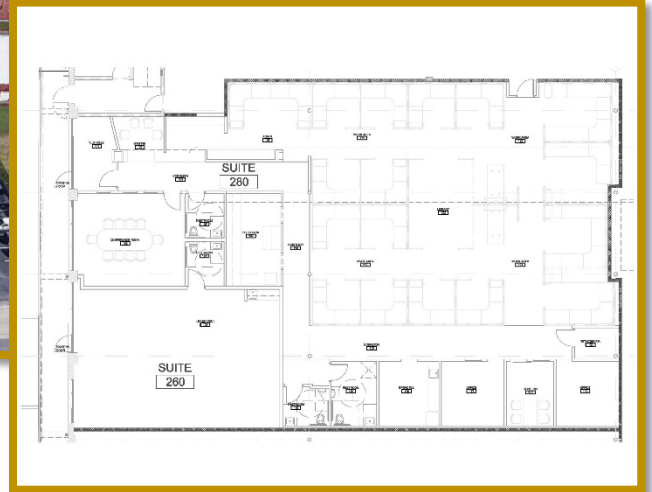


# OFFICE CONDOMINIUMS FOR SALE

2923 S Tryon Street, Suites 260 & 280



**PRICE:** \$2,000,000

**BUILDING SF:** 6,211+/- sf Total

**CITY:** Charlotte

**COUNTY:** Mecklenburg

**AREA:** South End

**ZONING:** MUDD-O (Mixed Use Development District-Optional)

**COMMENTS:**

- No environmental information or property survey available
- Current configuration enables Buyer to utilize the entire 6,211+/-sf or utilize 5,205+/-sf and lease 1,006 +/-sf Suite 260
- Seller can subdivide and sell either 2,276+/-sf or 3,935+/-sf portions in lieu of entire space

**TAX PARCEL ID:** 147-013-16 & 147-013-17

**YEAR BUILT:** 1951

**FLOORS:** 1

**SPRINKLERS:** Yes

**ROADS:** South Tryon Street state maintained  
Griffith Street city maintained

**ELECTRICAL:** From Duke Energy - Ste 280 – 400amp, 208v, 3ph. Ste 260 – 100amp, 208v, 3ph

**UTILITY PROVIDERS:**

Water/Sewer - City of Charlotte  
Power - Duke Energy  
Gas- Piedmont Natural Gas

**B E R T O L I N A**

*commercial real estate services inc.*

**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](http://www.BertolinaCRESI.com) | [IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)**

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