

LAND FOR SALE

507 E ROOSEVELT BLVD (HWY 74)



PRICE: \$2,200,000
CITY: Monroe
AREA: City of Monroe, Union County across from hospital (Atrium Health Union West)
ROADS: City of Monroe maintained
COMMENTS: -Environmental information provided upon request
 -Billboard lease provided upon request
 -Daily traffic count 2022 (CoStar) 39,500
 -Future Land Use Plan:

SURVEY REFLECTS ACERAGE AS: 4.40+/-
COUNTY: Union
TAX ID: 09-156-027
ZONING: GB (General Business)
FENCING: No
UTILITY PROVIDERS: City of Monroe Utilities-Electric and Gas
 City of Monroe-Water & Sewer located near site. No sewer moratorium in the City of Monroe.

<https://www.monroenc.org/Portals/0/Departments/Planning/Documents/Planning/Adopted%20Version-%20August%202018.pdf>
 -Permitted uses Unified Development Ordinance page 194:
<https://www.monroenc.org/Portals/0/Departments/Planning/Documents/Planning/UDO%20Text%20Amendments/3-%20UDO%20Master%20Copy%20w%20Amend%201-10-23.pdf>
 -Located in Opportunity Zone: <https://public.nccommerce.com/oz/#section-zones>
 -The address in use for taxation purposes is 507 E Roosevelt Blvd
 -Property conditions subject to verification by interested parties.



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

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.