

OFFICE FOR LEASE OR SALE

1307 W MOREHEAD STREET SUITE 204 & 206 (THE CRANE BUILDING)



PRICING:

Lease Rate (Reduced): \$27.00 nnn psf

Sale Price: \$1,760,520.00

SIZE (approx): 3,452 +/- sf rentable

2,833 +/- sf usable

COUNTY: Mecklenburg

ZONING: CAC-2

YEAR BUILT: 1923 renovated 2003

CITY: Charlotte

PARKING: Ample

SPRINKLERS: No

FLOORS: 2

ROADS: City Maintained

COMMENTS:

- Many restaurants nearby
- Easy freeway access
- Midtown/FreeMoreWest

(<https://www.charlottecultureguide.com/organization/91985/freemorewest>)

UTILITY PROVIDERS: Water/Sewer-City of Charlotte (included in COA)
Power-Duke Energy
Gas-Piedmont Natural Gas

-2023 additional monthly expenses: COA Dues: \$784.01, Property Taxes: \$534.76,
Insurance: \$201.36, Electric: Tenant pays direct to Duke Energy, Gas: no current monthly bill,
Janitorial: tenant pays direct to company of their choice



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