OFFICE FOR LEASE OR SALE
1307 W MOREHEAD STREET SUITE 204 & 206
(THE CRANE BUILDING)



PRICING:
Lease Rate: $24.75 sf NNN
Sale Price: $1,495,000

COUNTY: Mecklenburg
CITY: Charlotte
YEAR BUILT: 1923 renovated 2003
PARKING: Ample
FLOORS: 2 Story Building
Many restaurants nearby

SIZE (approx)**:** 3,452 +/- sf rentable
2,833+/- sf usable

ZONING: CAC-2
HVAC: 2 units age and tonnage unknown. 1 unit to be replaced.
SPRINKLERS: No
ROADS: City Maintained
UTILITY PROVIDERS: Water/Sewer-City of Charlotte (included in COA)
Power-Duke Energy
Gas-Piedmont Natural Gas

COMMENTS:
- Easy freeway access
- Midtown/FreeMoreWest
- Near future Iron District
- 2025 additional monthly expenses: COA Dues: $952.97 (2026 dues), Insurance: $312.15, Property taxes: $338.96/month (both units combined). Half of the property taxes are deferred due to the historical designation. Property taxes without deferral: $677.92/month
- Historic Landmarks Commission https://landmarkscommission.org/2016/11/01/crane-company-building/
- Property conditions subject to verification by interested parties.
- Interior images are for idea purposes only (furniture not included with lease or sale).

BERTOLINA
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