

**REDUCED**

# OFFICE/SHOWROOM/SHOP FOR SALE

## 9616 Old Statesville Rd



**PRICE:** \$2,300,000

**PLAN REFLECTS**

**BUILDING SF AS:** 8,400+/- sf total,  
7,440+/- sf usable, 3,252+/- sf office showroom

**CITY:** Charlotte

**COUNTY:** Mecklenburg

**AREA:** North

**DOORS:** 4 DI

**HVAC:** 2 7.5-ton units installed 2021

**ZONING:** ML-1

**PARKING:** Ample

**COMMENTS:**

-Environmental available upon request

-[Area Plan](#)

-Zoning resources: [UDO Use Regulations](#)  
[Zoning Translation](#)

**SURVEY REFLECTS**

**ACREAGE AS:** 3.3+/-

**TAX PARCEL ID:** 02719111

**YEAR BUILT:** 2000

**FLOORS:** 1

**FENCING:** Yes

**SPRINKLERS:** No

**ROOF:** Original

**ROADS:** Old Statesville Rd – state maintained  
Hucks Rd – City maintained (see website attachment)

**BUILDING HEIGHT:** 12' to 14' 11"

**ELECTRICAL\*:** Main distribution panel: 120/  
208 v 3 phase 4 wire 600 amp

**UTILITY PROVIDERS:**

Water/Sewer - City of Charlotte

Power - Duke Energy

Gas- Piedmont Natural Gas

\*property conditions subject to verification by interested parties

**BERTOLINA**

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