

REDUCED

OFFICE/SHOWROOM/SHOP FOR SALE

9616 Old Statesville Rd



PRICE: \$1,995,000

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](#)

Owner financing will be considered.

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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