

**REDUCED**

# OFFICE/SHOWROOM/SHOP FOR SALE

## 9616 Old Statesville Rd



**PRICE:** \$1,795,000

**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**

*commercial real estate services inc.*

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](http://www.BertolinaCRESI.com) | [IB@BertolinaCRESI.com](mailto: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.