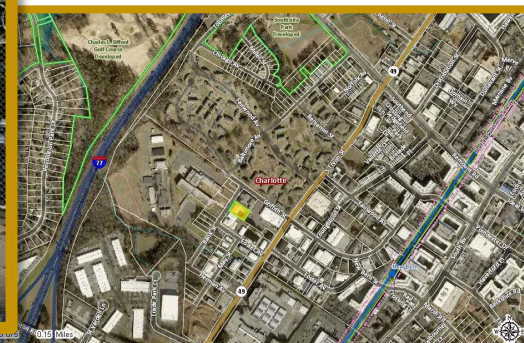


OFFICE WAREHOUSE FOR SALE

3013 Bank Street



PRICE: \$3,600,000

PLAN REFLECTS

BUILDING SF AS: 11,125 +/- sf total
(3,700 + sf office, 7,300 + sf warehouse
combination of drop ceiling, lab and
conditioned space)

CITY: Charlotte

COUNTY: Mecklenburg

AREA: South End

ZONING: ML-2

FLOORS: 1

TAX PARCEL ID: 14505204

FENCING: Yes

SPRINKLERS: No

PARKING: 18 total (9 front - 9 rear)

DOCK DOORS: 1 DH, 2 DI

CEILING HEIGHT: 11.6' to 14'

ENVIRONMENTAL: Call for Information

SURVEY REFLECTS

ACREAGE AS: 0.558 +/-

YEAR BUILT: 1957, Renovated 1999, 2005, 2018, 2020-2021

ROADS: City of Charlotte maintained

ROOF: 2022 Carlisle PVC membrane roof

HVAC: Replaced 2020 York units 2, 4 ton units and 1, 3 1/2 ton

ELECTRICAL: Heavy Power

ZONING RESOURCES:

[-UDO Use Regulations](#)

[-Zoning Translation](#)

UTILITY PROVIDERS: Gas-Piedmont Gas, Water /
Sewer-Charlotte Water, Electric-Duke Energy

COMMENTS:

- Easy South Blvd, S Tryon St. and I- 77 South freeway access

- [South End entertainment and restaurants nearby](#)

- [Area plan](#)

- [Charlotte Future 2040 Policy Map](#)

- Property conditions subject to verification by interested parties.

B E R T O L I N A

commercial real estate services inc.

Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.

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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. Last Updated 10/3/2023