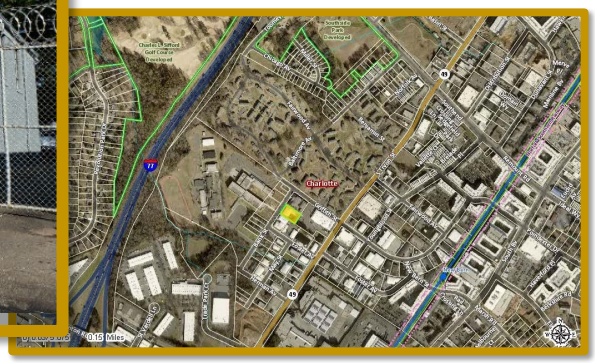
OFFICE WAREHOUSE FOR SALE

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

PARKI.NG: 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 ½ ton

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 restaurants and entertainment nearby
- Opportunity zone
- Property conditions subject to verification by interested parties.

BERTOLINA

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