

REDUCED

OFFICE WAREHOUSE FOR SALE

3013 Bank Street



PRICE: \$4,100,000

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: Ample

DOCK/DRIVE IN: 1 DH, 2 DI

CEILING HEIGHT: 11.6' to 14'

ENVIRONMENTAL: Call for Information

SURVEY REFLECTS

ACREAGE AS: .588+/-

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

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](#)

BERTOLINA

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