

SOLD

OFFICE FOR SALE

1330 Sharon Road W



SALE PRICE: \$2,250,000

PLAN REFLECTS

BUILDING SF AS: 6,079 +/- sf total

CITY: Charlotte

COUNTY: Mecklenburg

AREA: Sharon & I-485 Transit Station Area Plan

HVAC: 2 rooftop units (10-ton and 15-ton) replaced in 2012; 1 mini-split unit for data room

ZONING: TOD-CC

ENVIRONMENTAL: None available.

PARKING: 25+

COMMENTS: Easy light rail and freeway access Post closing tenant leaseback 120 days. Building renovation 2005. Kitchen renovation 2017 Central vacuum system, 1 propane generator to remain. Sold "as is"

[Charlotte Future 2040 Policy Plan](#)

[Zoning translation](#) [UDO Use Regulations](#)

[Area Plan 1](#)

[Area Plan 2](#)

SURVEY REFLECTS

ACREAGE AS: 1.117 +/-

TAX PARCEL ID: 20701122

YEAR BUILT: 1974

FLOORS: 1

FENCING: Yes

SPRINKLERS: No

ROOF: Replaced 2012

ROAD MAINTENANCE: City of Charlotte

ELECTRICAL*: Heavy power

UTILITY PROVIDERS:

Power Duke Energy

Gas Piedmont Gas

Water sewer City of Charlotte

*property conditions subject to verification by interested parties

B E R T O L I N A

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