

MEDICAL OFFICE CONDOMINIUM FOR SALE

411 Billingsley Rd Suite 104



PRICE:	\$2,114,512.00	SIZE (approx):	4,370 +/- sf
COUNTY:	Mecklenburg	ZONING:	O-15 CD
AREA:	Midtown / Randolph Road	CITY:	Charlotte
YEAR BUILT:	1990	GIS ID:	15704142
PARKING:	Shared parking and 5 reserved	HVAC:	2 units (Replaced 2019)
ENVIRONMENTAL:	None Available	ROOF:	Replaced 2023
ROADS:	City of Charlotte	FENCING:	Yes
EXPENSES:	Real Estate Taxes: \$5,277.53 COA quarterly dues \$2277.15 Property insurance: \$2,733.00	SPRINKLERS:	Yes
COMMENTS:	Billingsley Medical Dental Center	FLOORS:	2
		ELECTRICAL:	Electric to Panel A – 120/208 VOLT Panel B (fed from Panel A) – 120/208 VOLT (Buyer verify)
		UTILITY PROVIDERS:	Gas - Piedmont Gas Water/ Sewer - City of Charlotte Electric - Duke Energy



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