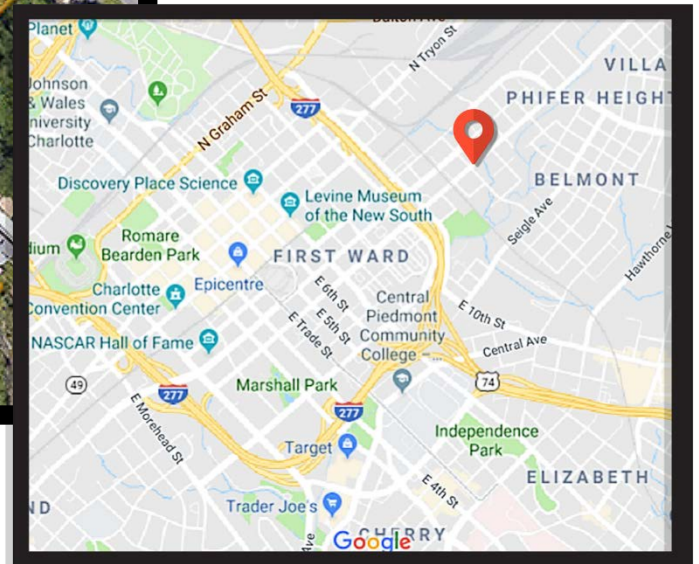


LAND ASSEMBLAGE TOTAL 5.9+/- ACRES
NORTH - 6 PARCELS SOUTH – 11 PARCELS
NORTH DAVIDSON STREET – OPTIMIST PARK



PRICE: North - \$11,445,477
South - \$10,429,075
TOTAL - \$21,874,552

ACREAGEAS: North - 3.0912 +/-
South - 2.8167 +/-
TOTAL - 5.9079 +/-

CITY: Charlotte

BUILDING SF:

1107 N. Davidson St–1,662 +/- sf
1112 N. Davidson St– 3,581 +/- sf
1126 N. Davidson St– 2,205 +/- sf

COUNTY: Mecklenburg

AREA: - The Mill District / Optimist Park
<https://www.milldistrictclt.com/>

B E R T O L I N A

commercial real estate services inc.

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

1850 East Third St., Suite 310, Charlotte, North Carolina 28204

(704) 333-9881 | www.BertolinaCRESI.com | IB@BertolinaCRESI.com

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.

ADDRESSES & TAX PARCEL ID NUMBERS:

North -

1100 N Caldwell St – 08106501
1104 N Caldwell St – 08106510
1108 N Caldwell St - 08106509
521 Belmont Ave – 08106502
1101 N Davidson St - 08106503
1107 N Davidson St -08106507

South -

608 E. 15th St - 08109319
1126 N Davidson St - 08109301
1124 N Davidson St - 08109302
1114 N Davidson St - 08109303
1112 N Davidson St - 08109304
1108 N Davidson St - 08109305
1100 N Davidson St - 08109306
615 Belmont Ave - 08109307
617 Belmont Ave - 08109308
621 Belmont Ave – 08109309
1109 Belmont Ave – 08109311

ZONING AS: TOD-UC & TOD-NC

FENCING: Yes

ROADS: City of Charlotte Maintained

UTILITY PROVIDERS:

Water/Sewer - City of Charlotte

Power - Duke Energy

Gas- Piedmont Natural Gas

COMMENTS:

- Excellent interstate access
- Rapid growth area
- Close to Charlotte's poplar NoDa arts district
- Minutes from Uptown
- Near LYNX Blue Line
- Sellers will consider separate North and South sales
- Property conditions subject to verification of interested parties



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