

319 S. SHARON AMITY ROAD

CHARLOTTE, NORTH CAROLINA
OFFICE CONDOMINIUM



FOR SALE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- Office Condo for Sale
- Very rare opportunity to own in Cotswold submarket
- Monument signage on S. Sharon Amity
- Efficient floor plan with lots of private offices on glass
- Located directly across from Cotswold Village Shops
- Tons of restaurants and retail amenities within walking distance
- All furniture can convey with sale
- **Option to purchase two smaller condo units**



[DRONE VIDEO](#)



CONTACT:
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AVAILABLE SPACE:
Third Floor: 2,774 - 6,170 SF



SALES PRICE:
\$1,250,000 - \$2,750,000



ANNUAL PROPERTY TAXES:
\$8,723



MONTHLY ASSOCIATION DUES:
\$2,333



AVERAGE MONTHLY POWER BILL:
\$450

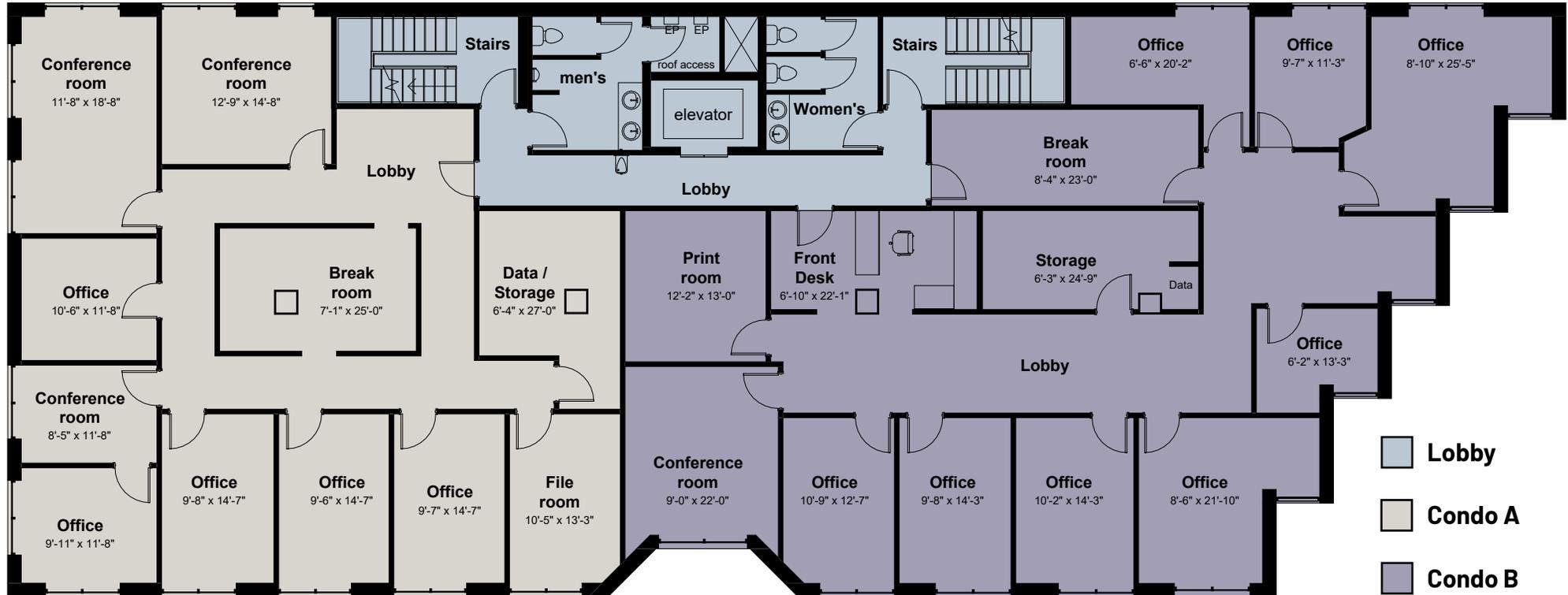


YEAR BUILT:
1985



PARKING RATIO:
5/1,000

FLOOR PLAN



Condo A:
2,774 SF
\$1,250,000

Condo B:
3,396 SF
\$1,525,000

VIRTUAL TOUR



Total Available Space:
6,170 SF
\$2,750,000

AERIAL



UPTOWN

Cotswold Village Shops

319 S. Sharon Amity Rd.

S. Sharon Amity Rd

AREA MAP



UPTOWN

Walgreens

World Market

Ulta

Marshalls

Harris Teeter

Publix

The Colwick
Apartments

Chick fil A

Cotswold Village
Shops

319 S. Sharon
Amity Rd.

S. Sharon Amity Rd

Randolph Rd