



Pamlico Apartments

1300 Pamlico St, Charlotte, NC 28205

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Pamlico Apartments
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Pamlico Apartments

\$5,900,000

FOR SALE BY OWNER: Perfect 1031 Choice... Well-maintained property managed by the owner; it is located in a great area. Rent Restricted (LIHTC) property; the restriction will end in 2029. The complex includes a laundry room, community room, and library. Each unit is 1 bedroom and 1 bath; 32 units. Buyers, please conduct your research. I can provide further financial information as needed. Buyer's agent can contact me for their commission. The building is priced at \$5,900,000 with the vacant land. The building and lot are on one parcel but have two different addresses: The Building is at 1300 Pamlico Street and the land is at 1248 Louise Avenue. The property is priced below the current market value due to restrictions.

- Great neighborhood lined with Million-dollar homes on the same block. Excellent location...

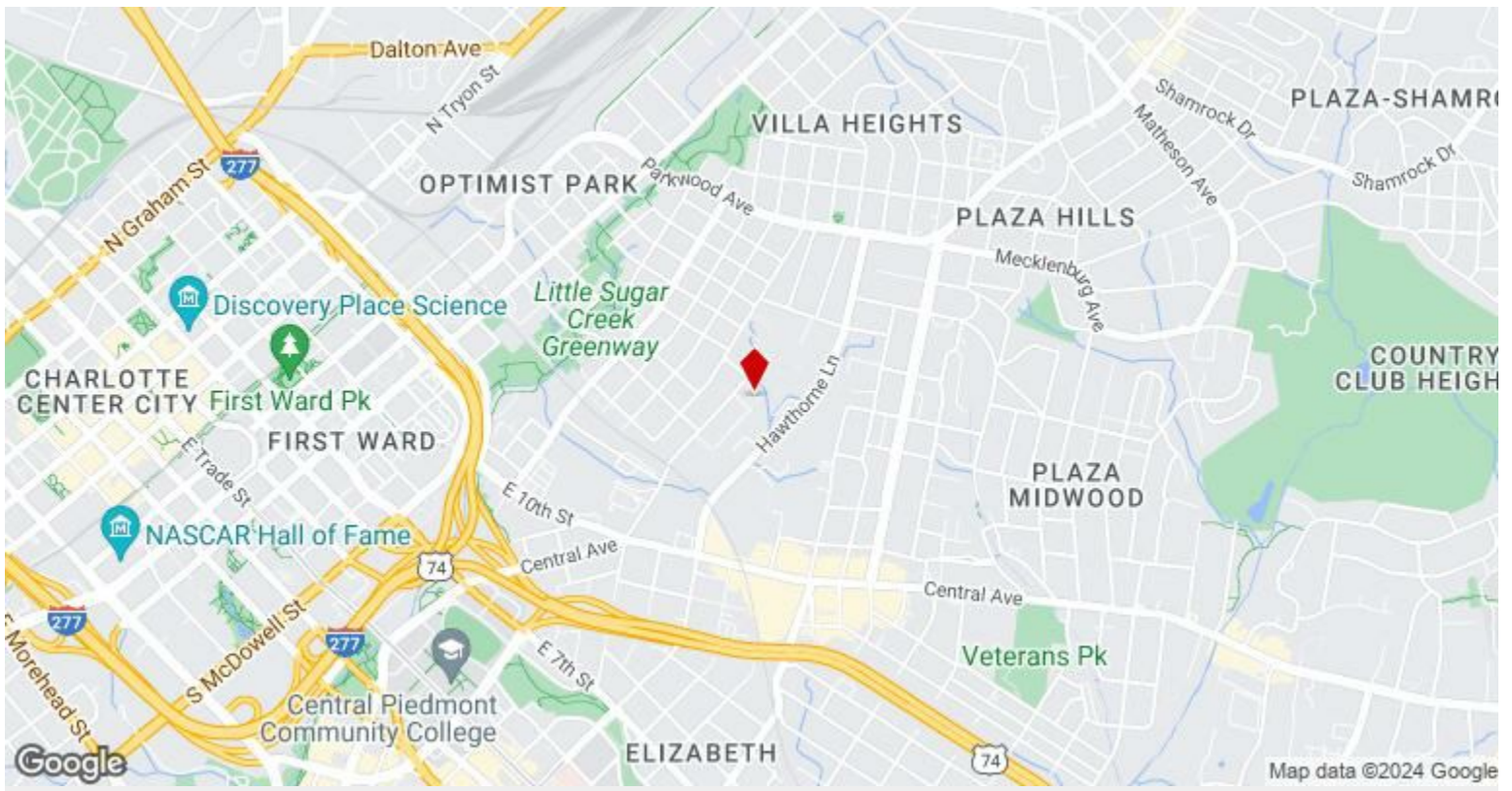
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Price:	\$5,900,000
No. Units:	32
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.05%
Lot Size:	2.27 AC
Building Size:	25,744 SF
No. Beds:	32
No. Stories:	2
Year Built:	1999
Parking Ratio:	0.62/1,000 SF
Zoning Description:	N2-B Multifamily

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	32	Negotiable	610 - 630



1300 Pamlico St, Charlotte, NC 28205

Property Photos



1-24-22 (4)



1300 Front (2)

Property Photos



113 front



1300 Front

Property Photos



Back Stairs



Gazebo

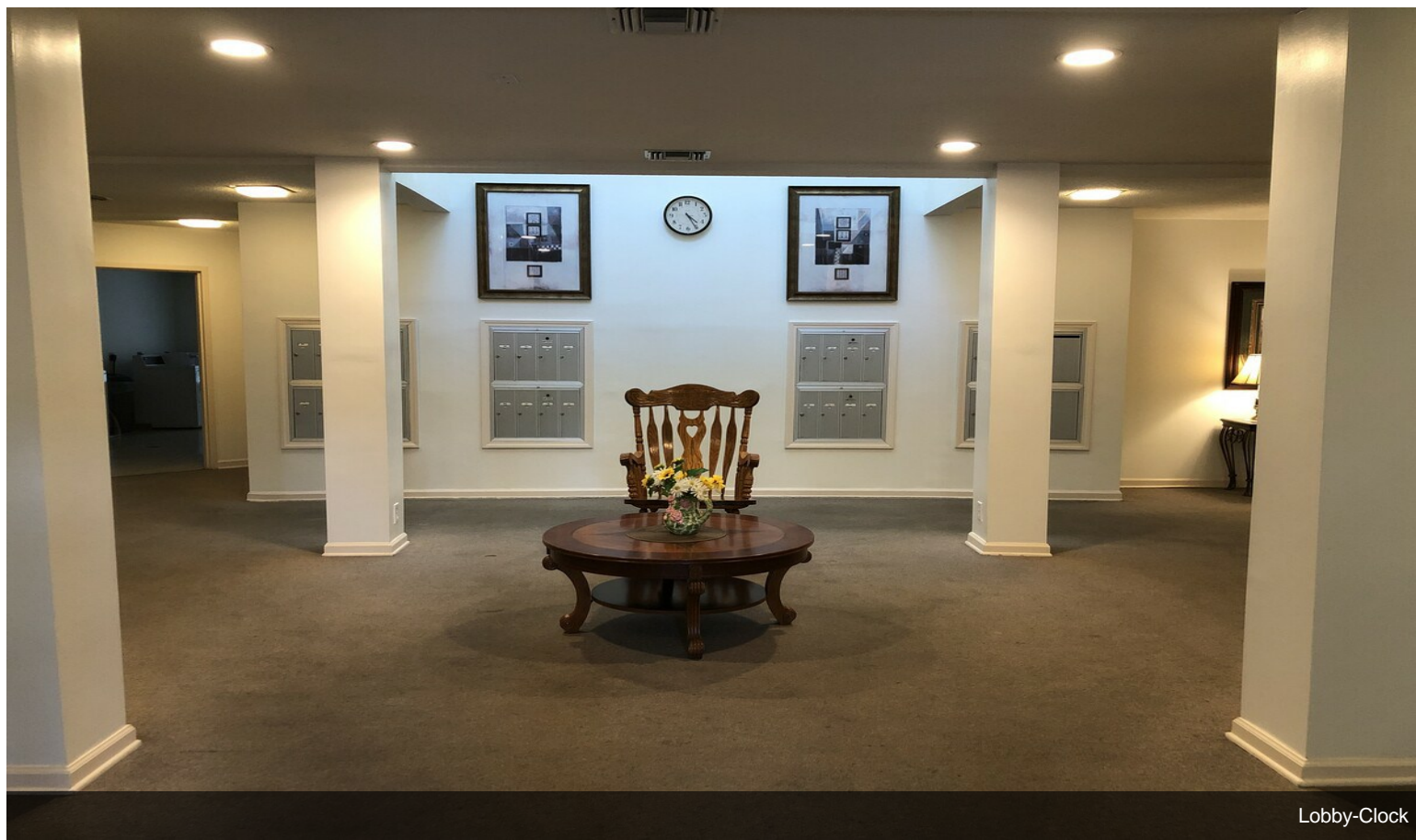
Property Photos



Gazebo (2)



Property Photos



Lobby-Clock

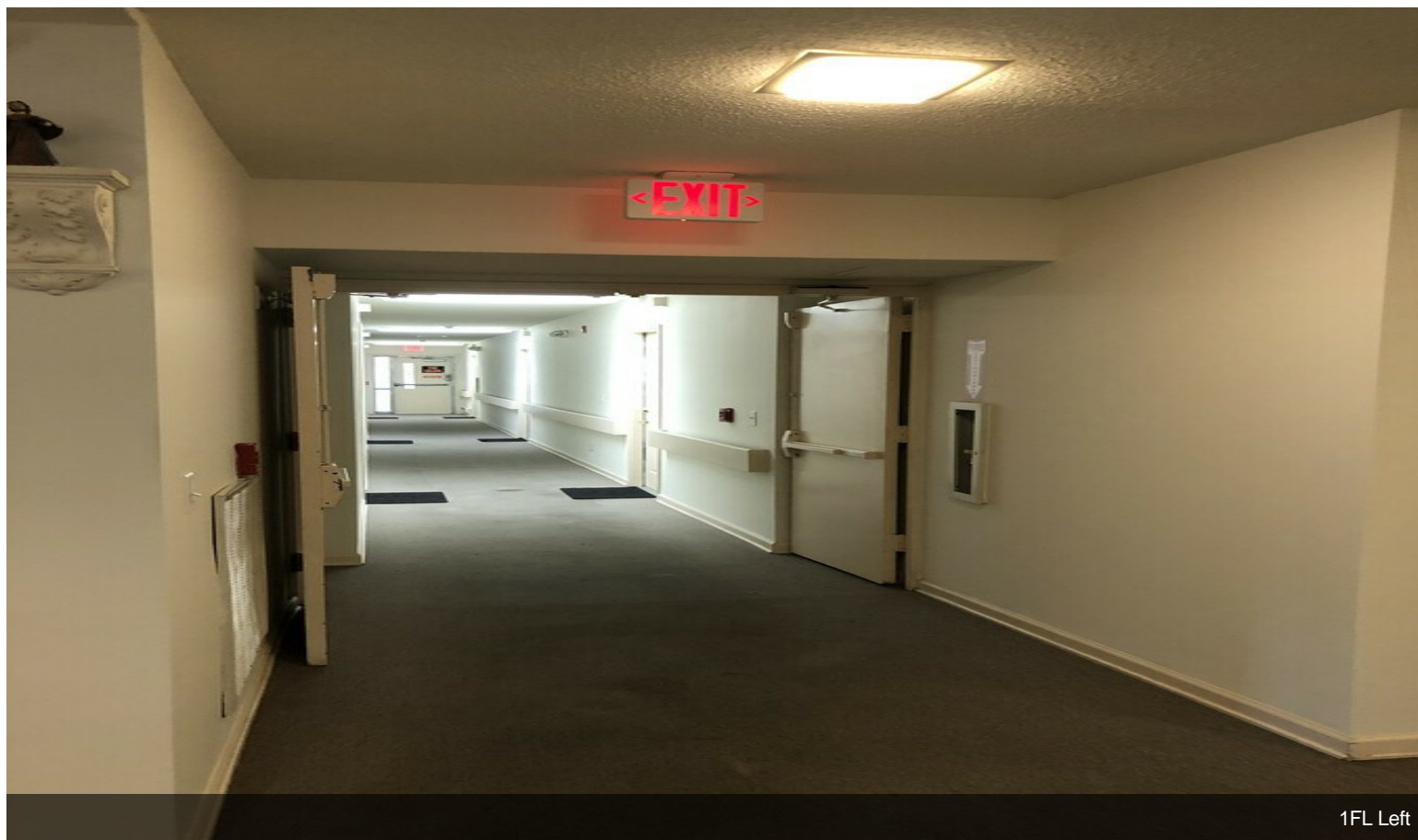


Lobby - Lib

Property Photos



1FL Right



1FL Left

Property Photos



2 FL Lobby



2FL Left

Property Photos



2FL Right



Living Room

Property Photos



Bedroom



Unit Kitchen

Property Photos



Unit Kitchen



Closets

Property Photos



Living Room



Tub

Property Photos



Bathroom

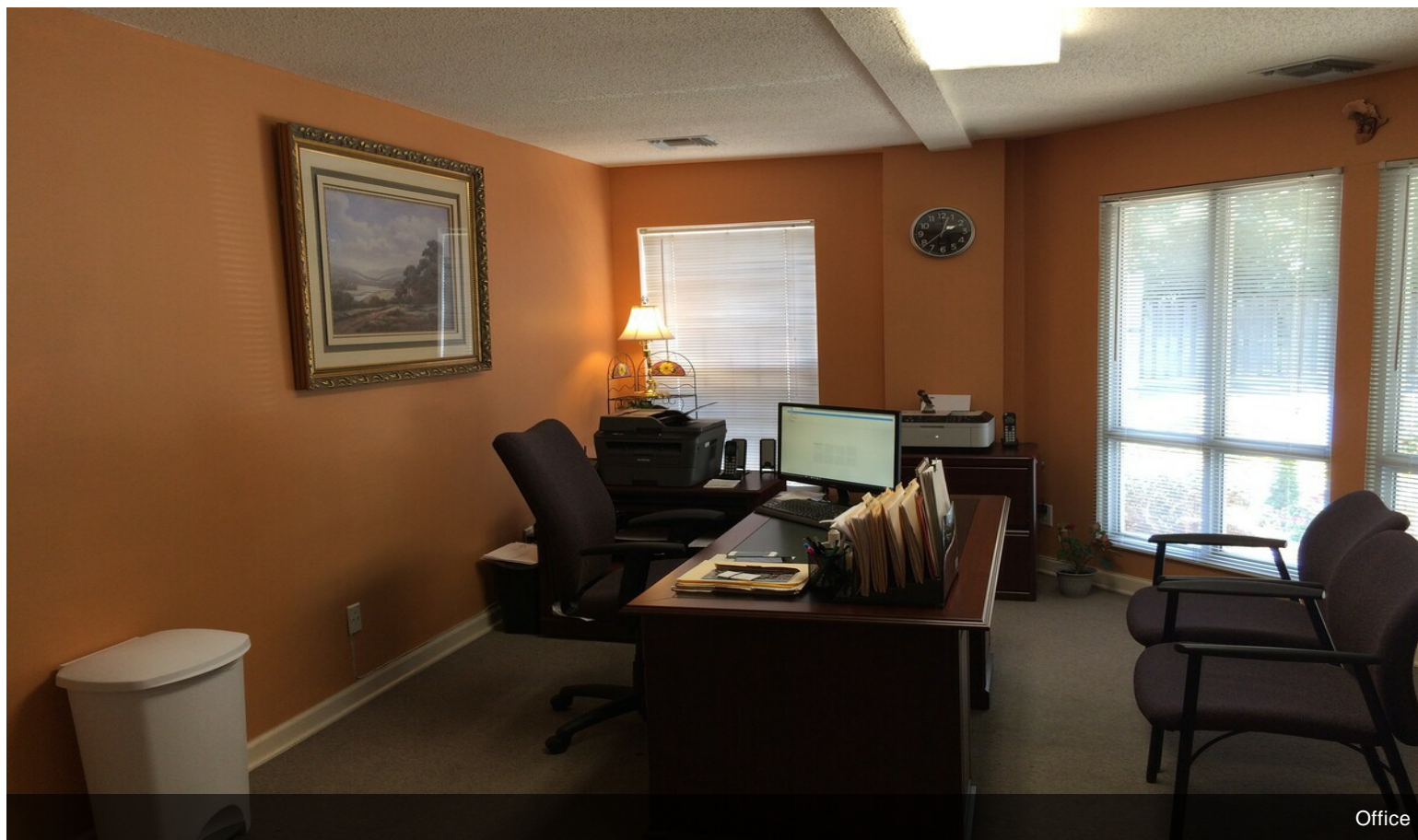


Community Room Kitchen

Property Photos



Community Room



Office

Property Photos



Library



Laundry