

# 19810 W Catawba Avenue W #Suite E2, Cornelius, North Carolina 28031-4057

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Lease \$: **\$300**

MLS#: **4188673**

Category: **Commercial Lease**

County: **Mecklenburg**

Status: **ACT**

Parcel ID: **00512164**

Acres: **1.03**

Legal Desc: **UNIT E BLD1 U/F 506-9**

Tax Val: **\$466,900**

Zoning: **VC**

Deed Ref: **38103-757**

OSN: **Canopy MLS**

Complex Name:

Comm Loc: **Freestanding**



### General Information

Type: **Office**  
Second Type: **Business**  
Sale/Lse Inc: **N/A**  
Documents: **Floor Plan**  
In City: **Yes**  
Restrictions: **Use**  
Rstrict Cmnts: **See CC&Rs**

### Bldg Information

New Const: **No**  
Builder:  
Year Built: **1999**  
Const Status:  
Const Type: **Site Built**  
# of Bldgs: **1**  
# of Rentals: **6**  
# of Units:  
Baths Total: **1**  
# of Stories: **2**

### Square Footage

Total: **2,137**  
Min SF Avail: **73**  
Max SF Avail: **73**  
Min Lse#/SF: **\$300.00**  
Max Lse\$/SF: **\$300.00**  
Office SqFt:  
Warehse SF:  
Garage SF:

### Additional Information

# of Docks:  
Ceiling Hgt:  
Flood Plain:  
Road Front:  
Ownership:  
Rd Respons: **Publicly Maintained Road**  
Addl Parcels:  
Lease Terms: **1 Year**

# DriveIn Drs:  
Available Date: **02/07/2025**

Rail Service:  
Sec Dep:

# Bays:  
Entry Lvl:

### Parking Information

Main Lvl Garage:  
Covered Sp:  
Driveway:  
Parking Features: **On Street, Parking Lot**

Garage:  
Open Prk Sp: **No**

# Gar Sp:  
# Assg Sp:  
Prkng Desc:

Carport: **No**

# Carport Spc:

### Features

Lot Description: **End Unit, Level, Paved**  
Fixtures Exclsn: **No**  
Foundation: **Slab**  
Accessibility: **2 or More Access Exits, Door Width 32 Inches or More, Elevator, Handicap Parking**  
Exterior Cover: **Brick Full**  
Road Surface: **Paved**  
Security Feat: **Smoke Detector**  
Suitable Use: **Commercial**  
Utilities: **Cable Available**  
Tenant Pays: **Other**  
Appliances: **Beverage Refrigerator, Microwave, Plumbed For Ice Maker**  
Floors: **Laminate Wood**  
Property Feat: **Elevator**

Basement Dtls: **No**  
Fireplaces:  
Construct Type: **Site Built**  
Road Frontage: **City Street**  
Patio/Porch:  
Inclusions: **N/A**  
Fire Sprinkler: **Wet**

### Utilities

Sewer: **City Sewer**  
Heat: **Forced Air**  
Restrictions: **Use - See CC&Rs**

Water: **City Water**  
Cool: **Central Air**

### Association Information

Subject to HOA: **Required**

Subj to CCRs: **Yes**

HOA Subj Dues: **No**

### Public Remarks


**UPDATE: One private office left, centrally located in Cornelius on W. Catawba. Interior office with door, equipped with a large custom-designed, built-in desk. Shared furnished waiting room with reception desk (unattended), kitchenette, and bathroom. Utilities and internet are included. Use of copier available (color copies billed to tenant). Excellent location!**

### Agent Remarks

See attached floor plan for details.

Showing Instructions, Considerations, and Directions

**Showing Service, Sign**

List Agent/Office Information		
DOM:	<b>298</b>	CDOM: <b>298</b>
Mkt Dt:	<b>02/14/2025</b>	DDP-End Dt:
Agent/Own:	<b>No</b>	List Agreemnt: <b>Exclusive Right To Lease</b>
For Appt Call:	<b>800-746-9464</b>	Agent Phone: <b>971-235-4909</b>
List Agent:	<b>Wendy Simpson (50111)</b> 	Office Phone: <b>704-340-2022</b>
List Team:	<b>Southern Charm Realty &amp; Retreats Team (R40452)</b>	CoAgt Phone: <b>704-340-2022</b>
List Office:	<b>Southern Charm Realty &amp; Retreats INC (R01528)</b>	CoOff Phone: <b>704-340-2022</b>
Co-List Agent:	<b>Todd Hill (78570)</b>	
Co-List Team:	<b>Southern Charm Realty &amp; Retreats Team (R40452)</b>	
Co-List Office:	<b>Southern Charm Realty &amp; Retreats INC (R01528)</b>	
Seller Name:	<b>W/H</b>	
Web URL:	<b><a href="https://southerncharmrealty.com/prope">https://southerncharmrealty.com/prope</a></b>	Full Service: <b>Full Service</b>

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