

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

19810 W Catawba Avenue W #Suite E2, Cornelius, North Carolina 28031-4057 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** Zoning: **VC**
 Tax Val: **\$466,900** Deed Ref: **38103-757**
 Complex Name: **Freestanding** OSN: **Canopy MLS**
 Comm Loc: **Freestanding**



General Information
 Type: **Office**
 Second Type: **Business**
 Sale/Lse Inc: **N/A**
 Documents: **Floor Plan**
 In City: **Yes**
 Restrictions: **Use**
 Restrict 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:

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

Parking Information

Garage:
 Open Pk Sp: **No**

Gar Sp:
 # Assg Sp:
 Prkng Desc:

Carport: **No**

Carport Spc:

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**

Features

Basement Dtls: **No**
 Fireplaces:
 Construct Type: **Site Built**

Road Frontage: **City Street**
 Patio/Porch:
 Inclusions: **N/A**
 Fire Sprinkler: **Wet**

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

Utilities

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

Subject to HOA: **Required**

Association Information

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: 298 | CDOM: 298 | DDP-End Dt: | Expire Dt: 12/31/2025 |
| Mkt Dt: 02/14/2025 | | | |
| Agent/Own: No | | List Agreemnt: | Exclusive Right To Lease |
| For Appt Call: 800-746-9464 | | Agent Phone: | 971-235-4909 |
| List Agent: Wendy Simpson (50111)  | | | |
| List Team: Southern Charm Realty & Retreats Team (R40452) | | | |
| List Office: Southern Charm Realty & Retreats INC (R01528) | Office Phone: | | 704-340-2022 |
| Co-List Agent: Todd Hill (78570) | CoAgt Phone: | | 704-340-2022 |
| Co-List Team: Southern Charm Realty & Retreats Team (R40452) | CoOff Phone: | | |
| Co-List Office: Southern Charm Realty & Retreats INC (R01528) | Full Service: | | 704-340-2022 |
| Seller Name: W/H | | | |
| Web URL: https://southerncharmrealty.com/prope | | | |

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