

# MEDICAL OFFICE CONDOMINIUM FOR SALE

## 411 Billingsley Rd Suite 104



<b>PRICE:</b>	\$1,995,000	<b>SIZE (approx):</b>	4,370 +/- sf
<b>COUNTY:</b>	Mecklenburg	<b>ZONING:</b>	O-15 CD
<b>AREA:</b>	Midtown / Randolph Road	<b>CITY:</b>	Charlotte
<b>YEAR BUILT:</b>	1990	<b>GIS ID:</b>	15704142
<b>PARKING:</b>	Shared parking and 5 reserved	<b>HVAC:</b>	2 units (Replaced 2019)
<b>ENVIRONMENTAL:</b>	None Available	<b>ROOF:</b>	Replaced 2023
<b>ROADS:</b>	City of Charlotte	<b>FENCING:</b>	Yes
<b>EXPENSES:</b>	Real Estate Taxes: \$5,277.53 COA quarterly dues \$2277.15 Property insurance: \$2,733.00	<b>SPRINKLERS:</b>	Yes
<b>COMMENTS:</b>	Billingsley Medical Dental Center Property conditions subject to verification by interested parties.	<b>FLOORS:</b>	2
		<b>ELECTRICAL:</b>	Electric to Panel A – 120/208 VOLT Panel B (fed from Panel A) – 120/208 VOLT (Buyer verify)
		<b>UTILITY PROVIDERS:</b>	Gas - Piedmont Gas Water/ Sewer - City of Charlotte Electric - Duke Energy



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