

SALE

CROWN CENTRE OFFICE BUILDING CONDOS

2101 Sardis Road North, Suite 206 A & B Charlotte, NC 28227



PROPERTY DESCRIPTION

Discover a prime purchasing opportunity at Crown Centre Office Building Condos. This 1,100 SF suite offers a mostly open layout with two private windowed offices, ample parking, and elevator access on the second floor.

PROPERTY HIGHLIGHTS

- 1,100 SF office suite with open layout and two private offices
- Generous parking for staff and visitors
- POA dues are \$336.24/mo.
- Easy access to Hwy 75, 485, 51 and Monroe Expressway
- Common area bathrooms
- Can not close in Year 2025 for tax reasons. Only 2026.
- 2 properties which are to be sold together as one.

OFFERING SUMMARY

Sale Price:	\$295,000
Number of Units:	2
Lot Size:	2.5 Acres
Building Size:	45,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	340	3,644
Total Population	34	686	7,563
Average HH Income	\$69,034	\$83,095	\$85,922

Peter Rieke
(704) 575-1993

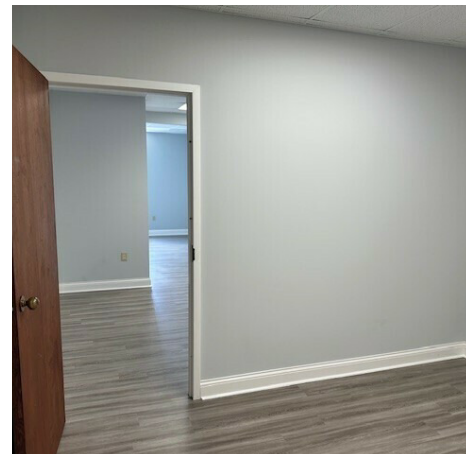
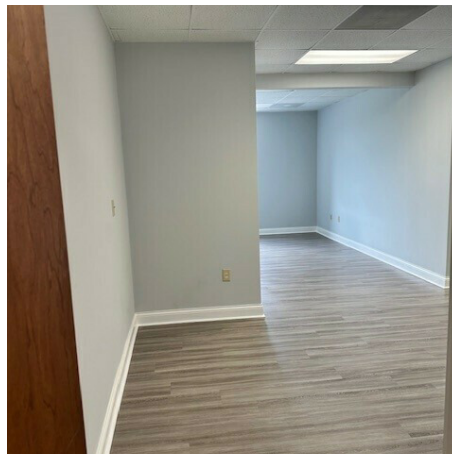
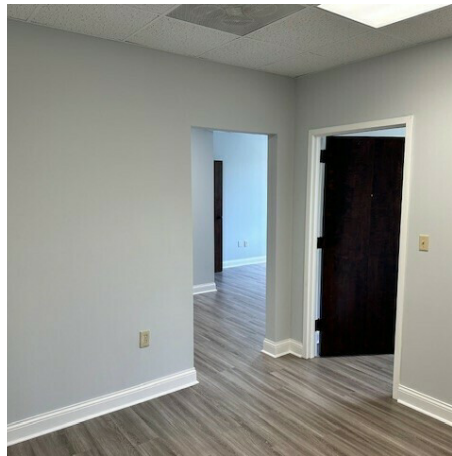


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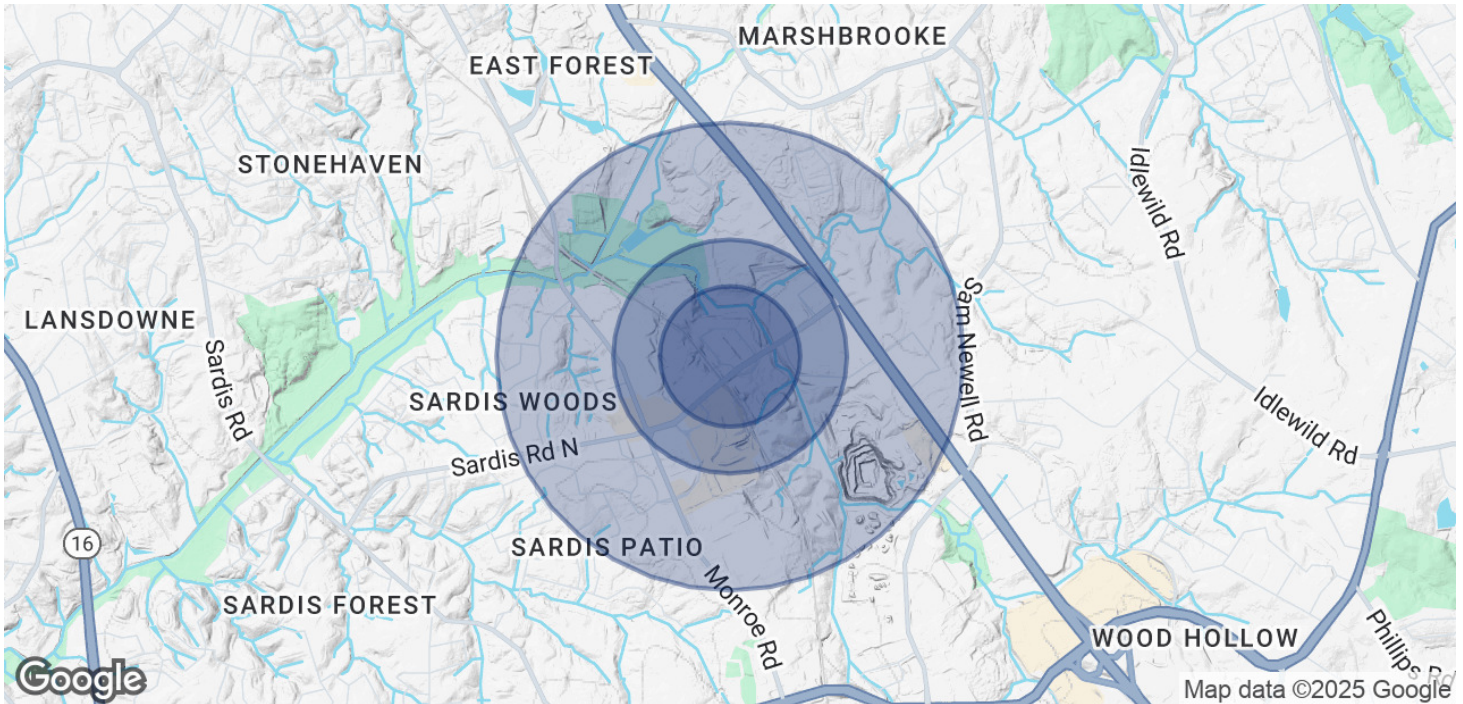


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	34	686	7,563
Average Age	34	35	37
Average Age (Male)	34	35	36
Average Age (Female)	34	36	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	340	3,644
# of Persons per HH	1.9	2	2.1
Average HH Income	\$69,034	\$83,095	\$85,922
Average House Value	\$220,000	\$317,369	\$267,461

Demographics data derived from AlphaMap

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