

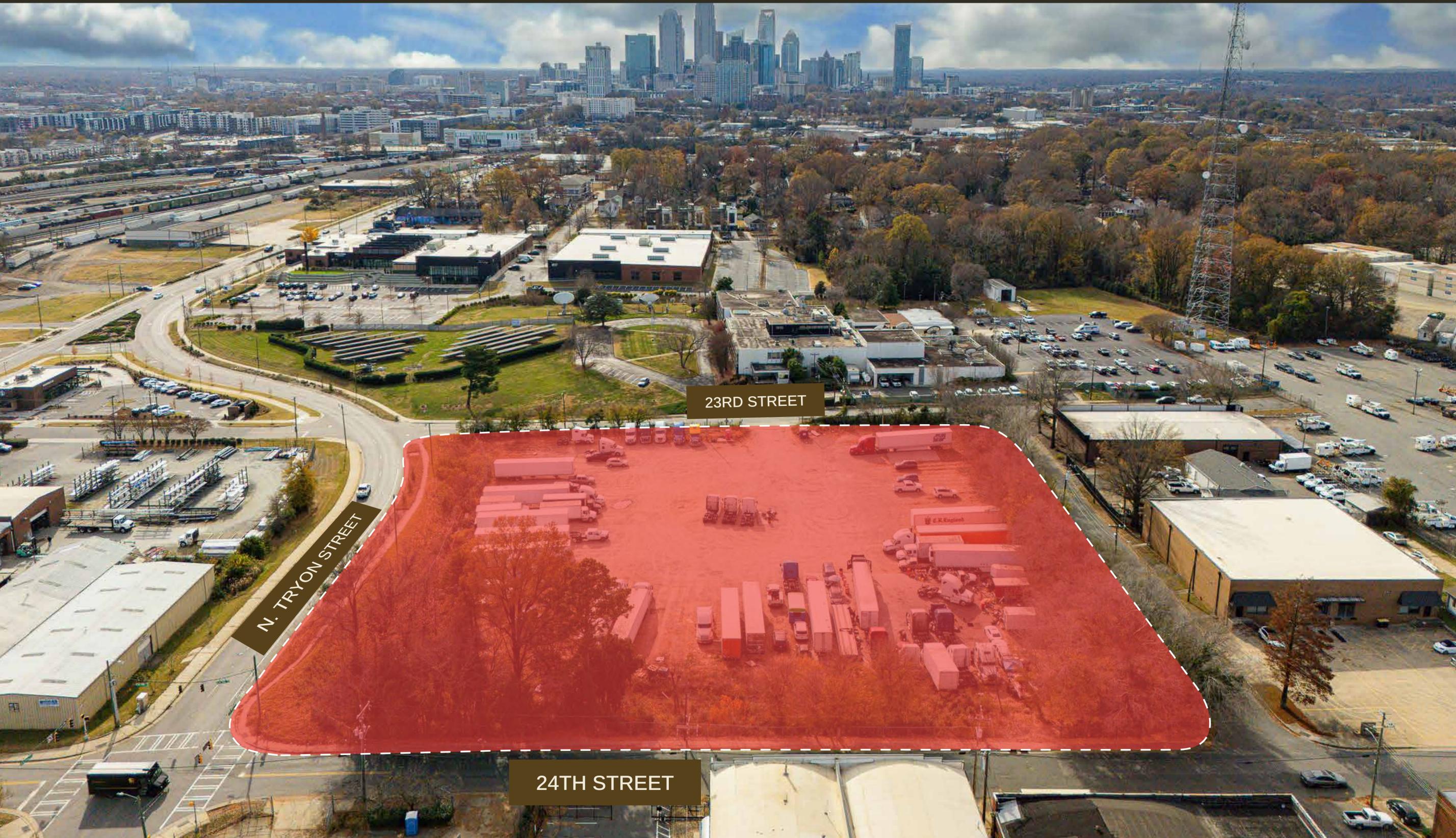
217 W 24th Street  
Charlotte, NC 28206

# BROWDER BROWN

Real Estate

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Available for Sale  
+/- 3.7 Acres



**CONTACT:** BRANDON BROWN | [brandon@browdergroup.com](mailto:brandon@browdergroup.com) | 704-999-7617 | [browderbrown.com](http://browderbrown.com)

# THE PROPERTY



## ADDRESS:

217 W 24th Street  
Charlotte, NC 28206

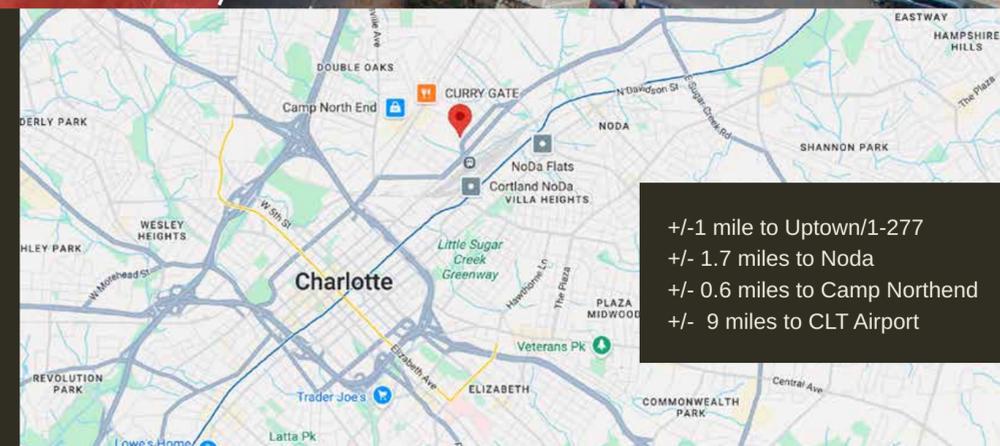
ACREAGE: +/- 3.7 Acres

PARCEL ID: 079-109-10

ZONING: ML-2

LOCATION: NorthEnd

**CALL BROKER FOR PRICING**



+/- 1 mile to Uptown/1-277  
+/- 1.7 miles to Noda  
+/- 0.6 miles to Camp Northend  
+/- 9 miles to CLT Airport

# THE APARTMENT YIELD STUDY

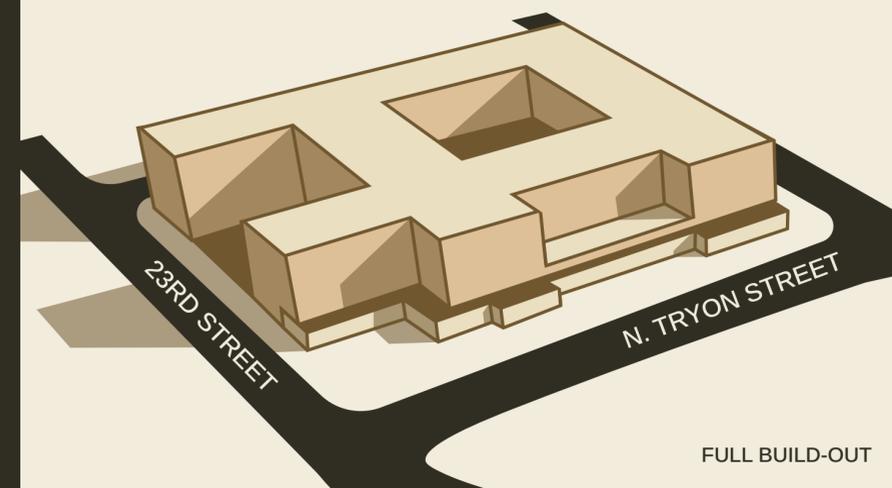
385 Units



**CONTACT BROKER  
FOR PRICING**

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RETAIL / F&B: +/- 25,500 SF  
RESI LEASING/FITNESS +/- 4,600 SF  
RESI CLUB/AMENITY: +/- 3,000 SF  
RESIDENTIAL: NorthEnd -4/2 PODIUM, 385,000  
TOTAL GFA (800 SF/UNIT) 385 TOTAL UNITS  
TOTAL HEIGHT 70'



FULL BUILD-OUT

# THE APARTMENT YIELD STUDY

385 Units



# THE NEIGHBORHOOD



217 W 24th Street  
Charlotte, NC 28208



**OPTIMIST HALL**  
CLT . NC

# BROWDER BROWN

## Real Estate

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### CONTACT:

BRANDON BROWN

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