

# 444 CROMPTON STREET CHARLOTTE NC



## For Sale \$410,000 Investment Sale 6.58% Cap Rate.

- 3,375 SF Office-Warehouse / Condo, Halifax Station
- Great Location - Just Off I-77 / Westinghouse Blvd
- Well Appointed All Brick Units
- 4 Large Offices, Break, Warehouse, Storage, 2 bath
- High Speed Internet / CAT 5 Lines
- Rear Entry and Dock High, Second Floor Storage.
- Well Managed and Kept Condominium Complex
- Investment Sale w/ 2 year Tenant at 6.58% Cap Rate
- Call To Schedule Showing Appointment (Required)



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**REAL ESTATE ADVISORS**



**444 - Crompton St - 3375 Sq ft @ \$410,000. (\$121.48 per ft)**  
**Present Tenant Lighthouse Chapel International With a 24 Month Lease.**  
**The Condo Has an After Tenant \*Added Property Value.**  
**Tenant Pays \$2,800.00 per mth= \$33,600.00 (\$9.96 per sq Ft)**  
**Halifax Station Expense of Condo Fee \$325.00 month**  
**Property Tax 2025 \$2,693.00 Annual**  
**Annual Return \$27,007.00 = 6.58% Cap Rate**



