

19810 W Catawba Avenue #F2, Cornelius, North Carolina 28031-4057

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Lease \$: \$3,000

MLS#: 4293878
Status: ACT
Legal Desc: UNIT F BLD1 U/F 506

Category: Commercial Lease
Parcel ID: 005-121-65

Tax Val: \$466,900

County: Mecklenburg
Acres: 1.03
Zoning: VC
Deed Ref: 38103-766
OSN: Canopy MLS

Complex Name:
Comm Loc: Freestanding



General Information

Type: Office
Second Type: Business
Sale/Lse Inc: Fixtures
Documents: Floor Plan
In City: Yes
Restrictions: Use
Rstrct Cmnts: See CC&Rs

Bldg Information

New Const: No
Builder:
Year Built: 1999
Const Status:
Const Type: Site Built
of Bldgs: 1
of Rentals: 11
of Units:
Baths Total: 1
of Stories: 2

Square Footage

Total: 1,297
Min SF Avail: 1,297
Max SF Avail: 2,350
Min Lse#/SF: \$3,000.00
Max Lse\$/SF: \$6,000.00
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

# of Docks:	# DriveIn Drs:	Rail Service:	# Bays:
Ceiling Hgt:	Available Date: 09/01/2025	Sec Dep:	Entry Lvl:
Flood Plain:			
Road Front:			
Ownership:			
Rd Respons:	Publicly Maintained Road		
Addl Parcels:			
Lease Terms:	1 Year		

Parking Information

Main Lvl Garage:	Garage:	Carport: No	# Carport Spc:
Covered Sp:	Open Prk Sp: No		
Driveway:			
Parking Features:	On Street, Parking Lot		

Features

Lot Description: End Unit, Level, Paved	Basement Dtls: No
Fixtures Exclsn: Yes/Copier	Fireplaces:
Foundation: Slab	Construct Type: Site Built
Accessibility: 2 or More Access Exits, Door Width 32 Inches or More , Elevator, Handicap Parking	Road Frontage: City Street
Exterior Cover: Brick Full	Patio/Porch:
Road Surface: Paved	Inclusions: Fixtures
Security Feat: Smoke Detector	Fire Sprinkler: Wet
Suitable Use: Commercial	
Utilities: Cable Available	
Tenant Pays: All except water, Other	
Floors: Laminate Wood	
Property Feat: Elevator	

Utilities

Sewer: City Sewer	Water: City Water
Heat: Forced Air	Cool: Central Air
Restrictions: Use - See CC&Rs	

Association Information

Subject to HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: No
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Public Remarks

Bright, professional office suite available in a prime Cornelius location on W. Catawba. This spacious layout features eleven private offices, each equipped with built-in solid wood executive desks, plus a large open lobby ideal for a reception area, seating space, or conference setup. Includes a separate copy/workroom for your own equipment, a private restroom on each side, and water is included. Excellent visibility and accessibility in a central location — ready for your business to move in and thrive.

Agent Remarks

See attached floor plan for details. Water included. Power/internet is tenant-responsibility. \$3000 includes the Catawba-facing half of the floor plan, including the office adjacent to the copy/workroom. \$6000 includes the aforementioned, and the remaining half of the floor plan. Door can be installed at the end of the copy room hallway for privacy. Price includes CAM fees.

Showing Instructions, Considerations, and Directions

Call Listing Agent, Sign

		List Agent/Office Information		
DOM:	97	CDOM:	97	DDP-End Dt:
Mkt Dt:	09/03/2025			Expire Dt: 02/28/2026
Agent/Own:	No			
For Appt Call:	800-746-9464			
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)			
Co-List Office:	Southern Charm Realty & Retreats INC (R01528)	CoOff Phone:		704-340-2022
Seller Name:	W/H			
Web URL:	https://southerncharmrealty.com/prope	Full Service:		Full Service

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