

430 Crompton St.
Charlotte, NC 28273
Halifax Station Business Park

Office/Warehouse Mixed Use
Condo For Sale By Owner

Conveniently located near I-485, I-77, and Westinghouse Blvd.
Located in the Halifax Business Park

Building Built in 1997. Ownership since 2007
Shared Front Entrance for downstairs and upstairs suites
Each unit has own front door to their suite
Building Signage available
Dumpsters available behind building
Common area parking near front & side
Large gravel drive area behind building for easy semi-truck access

Downstairs Suite Features

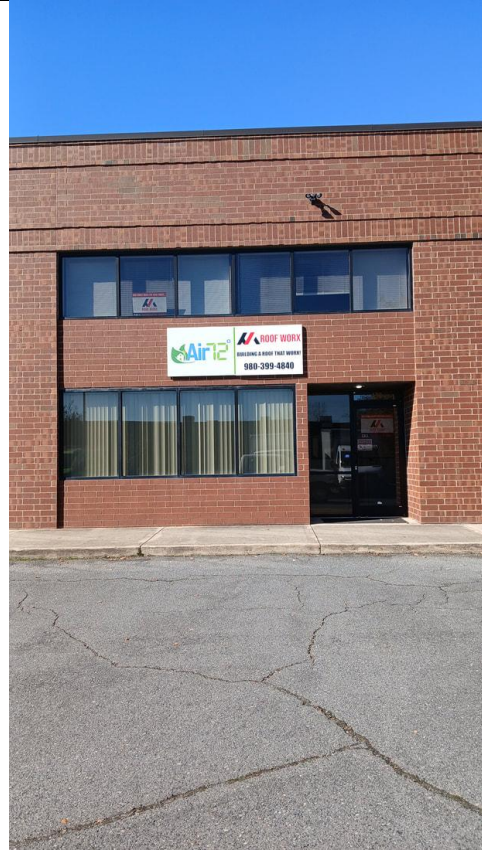
1700 sq/ft Office & 800 sq/ft warehouse
3 private offices, reception area, kitchenette,
2 bathrooms, large workroom/lab area,
Warehouse includes backdoor and vehicle wide roll up garage lift door, shelving included
Many 220 Volt outlets in workroom/lab area
Gas heater suspended from roof in warehouse

Upstairs Suite Features

875 sq. ft of office space
2 private offices with large windows,
large workspace area, 2 bathrooms, storage area,
and kitchenette

Building Details

Electric serviced by Duke Energy
Natural Gas serviced by Piedmont Natural Gas
Water and Sewer included in Halifax POA Dues
Internet services providers - Spectrum or AT&T
Halifax POA Dues - \$325 per month
Mecklenburg County Property Taxes: \$ 2,661



Front of Unit

The building is fully leased!
Downstairs tenant is on a month-to-month lease
and is expected to vacate at the end of March 2025
Upstairs tenant lease ends March 1, 2025

Offered at
\$579,000

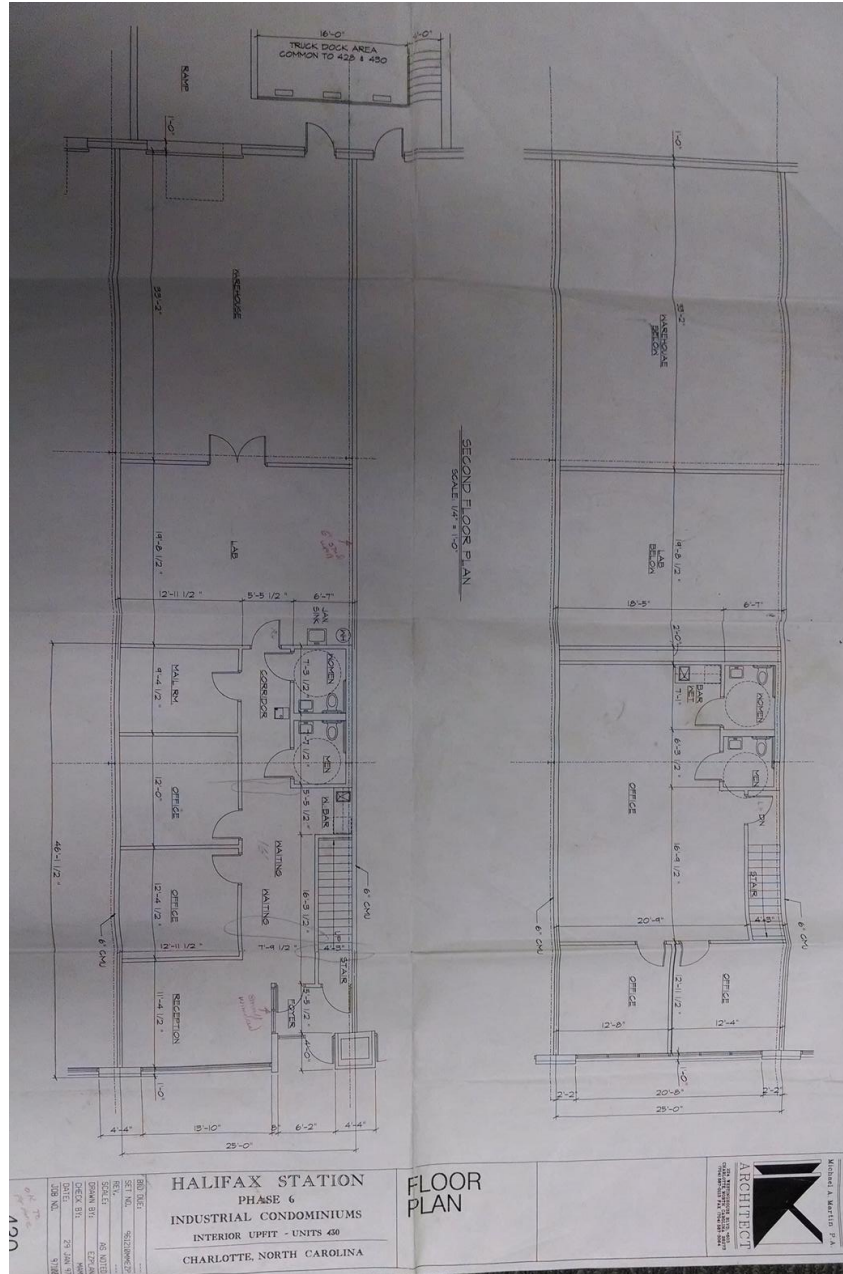
3% buyers broker commission available



Pinnacle Real Estate Partners
Patrick Arney, managing owner/partner
Tel: (704) 917-8787
Email: patrick@patrickarney.com
<http://www.430cromptonst.com>

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Floorplans with measurements



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Downstairs Suite Photos



Reception/Office



Hallway

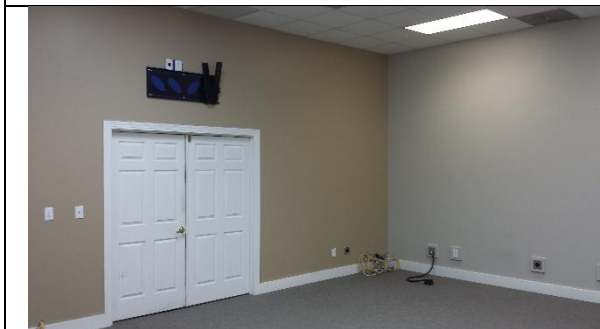
(3 offices on left/2 bathrooms on the right)



Kitchenette



12 ft x 12 ft Offices



Workroom

double doors open to warehouse



Workroom

many 220v outlets available



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Downstairs Suite Photos



Warehouse



Back of Warehouse
Tall Garage Door



Warehouse Shelving Included



Concrete roll in dock ramp



Large gravel backroad for large
trucks



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Upstairs Suite Photos



Large workroom 27'x20'



12'x11' Office with large windows



12'x11' Office with large windows



Kitchenette with 2 bathrooms

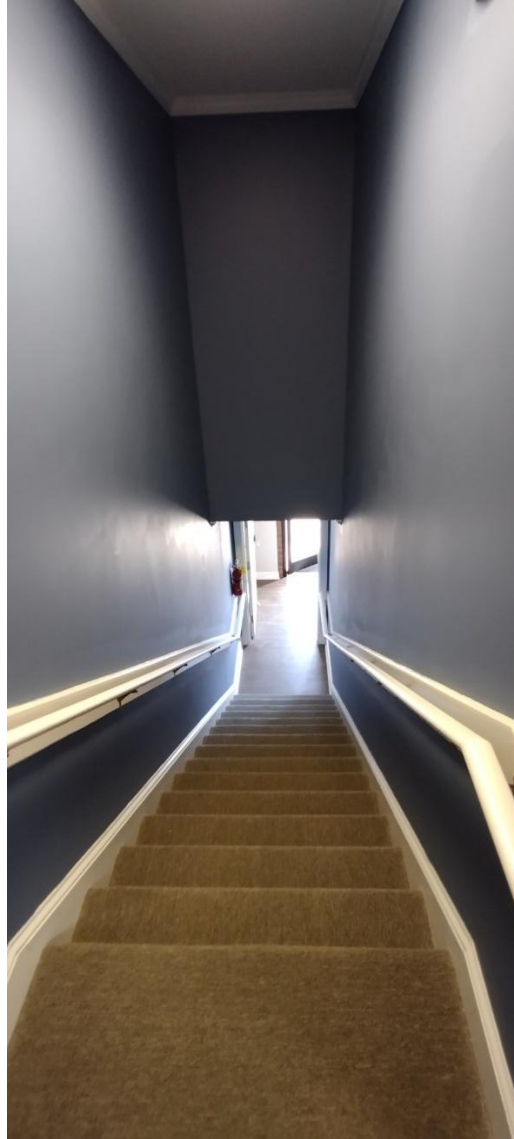


Conference room furniture included



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Stairway from main entrance



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