



WAREHOUSE/FLEX SPACE

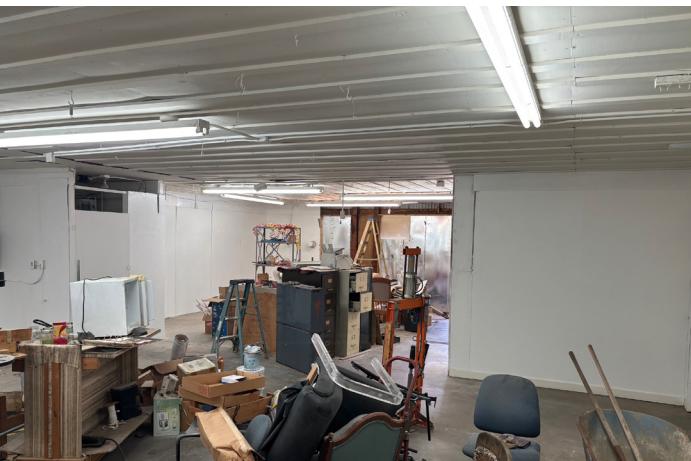
FOR SALE

3819 & 3837 LOUISIANA AVENUE | CHARLOTTE

Adjacent warehouse/flex spaces, in close proximity to Uptown Charlotte, Charlotte Douglas International Airport, I-77 and I-85 available for the combined asking price of \$1.499M.

BRYAN BUTLER  
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**MECA**  
COMMERCIAL REAL ESTATE



**PROPERTY DESCRIPTION**  
**3819 LOUISIANA AVENUE**

**SF\***  
1,864 SF

**FEATURES**

- Ideal for a Contractor's office
- Work space, office and interior/exterior storage
- One restroom

**COMBINED ASKING PRICE**  
\$1,499,000

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



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COMMERCIAL REAL ESTATE



**PROPERTY DESCRIPTION**  
**3837 LOUISIANA AVENUE**

**SF\***

2,400 SF Automotive Garage

**FEATURES**

- 4 Drive-in bays
- Paint booth
- Office and restroom
- Fully fenced yard

**COMBINED ASKING PRICE**

\$1,499,000

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



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