

**REDUCED**

# OFFICE WAREHOUSE FOR SALE

## 3013 Bank Street



**PRICE:** \$3,995,000

**PLAN REFLECTS**

**BUILDING SF AS:** 11,125 +/- sf total  
(3,700 + sf office, 7,300 + sf warehouse  
combination of drop ceiling, lab and conditioned  
space)

**CITY:** Charlotte

**COUNTY:** Mecklenburg

**AREA:** South End

**ZONING:** ML-2

**FLOORS:** 1

**TAX PARCEL ID:** 14505204

**FENCING:** Yes

**SPRINKLERS:** No

**PARKING:** 18 total (9 front - 9 rear)

**DOCK/DRIVE IN:** 1 DH, 2 DI

**CEILING HEIGHT:** 11.6' to 14'

**ENVIRONMENTAL:** Call for Information

**SURVEY REFLECTS**

**ACREAGE AS:** .588+/-

**YEAR BUILT:** 1957, Renovated 1999, 2005, 2018, 2020-2021

**ROADS:** City of Charlotte maintained

**ROOF:** 2022 Carlisle PVC membrane roof

**HVAC:** Replaced 2020 York units 2, 4 ton units and 1, 3 ½ ton

**ELECTRICAL:** Heavy Power

**ZONING RESOURCES:**

- [UDO Use Regulations](#)

- [Zoning Translation](#)

**UTILITY PROVIDERS:** Gas-Piedmont Gas, Water / Sewer-Charlotte Water, Electric-Duke Energy

**COMMENTS:**

- Easy South Blvd, S Tryon St. and I- 77 South freeway access

- [South End entertainment and restaurants nearby](#)

- [Area plan](#)

- [Charlotte Future 2040 Policy Map](#)

- Property conditions subject to verification by interested parties.

**BERTOLINA**

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