

For Sale or Lease

Stand-Alone Office Building



315 S SUTHERLAND AVE

MONROE, NC 28112



PROPERTY OVERVIEW

- » Total SF: 2,308
- » Acreage: .36
- » \$500,000 or \$17.00/SF
- » Zoning: General Business (GB)
- » Parcel ID: 09191003

HIGHLIGHTS

- » Prime location directly across from Atrium Health Union in Monroe's established medical corridor
- » General Business (GB) Zoning allows for a wide range of office and medical uses
- » Two-story building with a flexible layout featuring a full kitchen, three restrooms, reception area, and ample office space
- » Ideal for medical users, professional office, or owner-occupants seeking a highly visible location with proximity to hospital-driven demand

Contact

EMILY CLINE

704.280.1314

ecline@trinity-partners.com

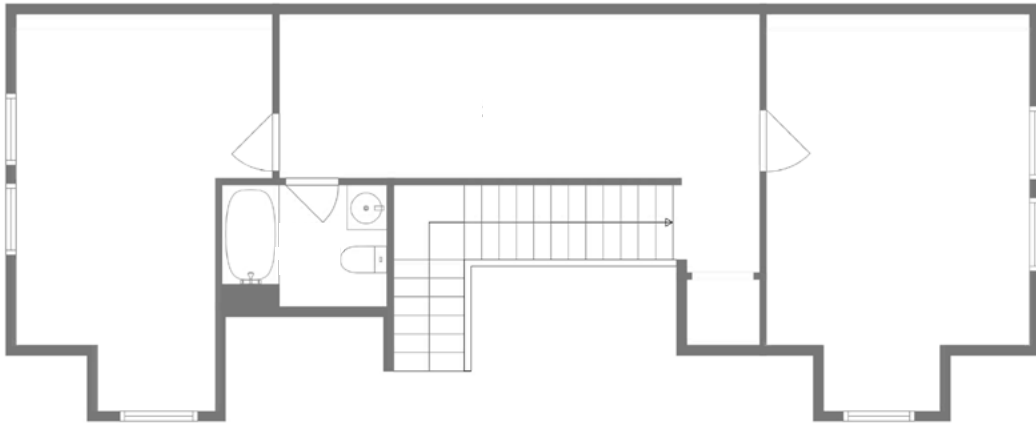
**TRINITY
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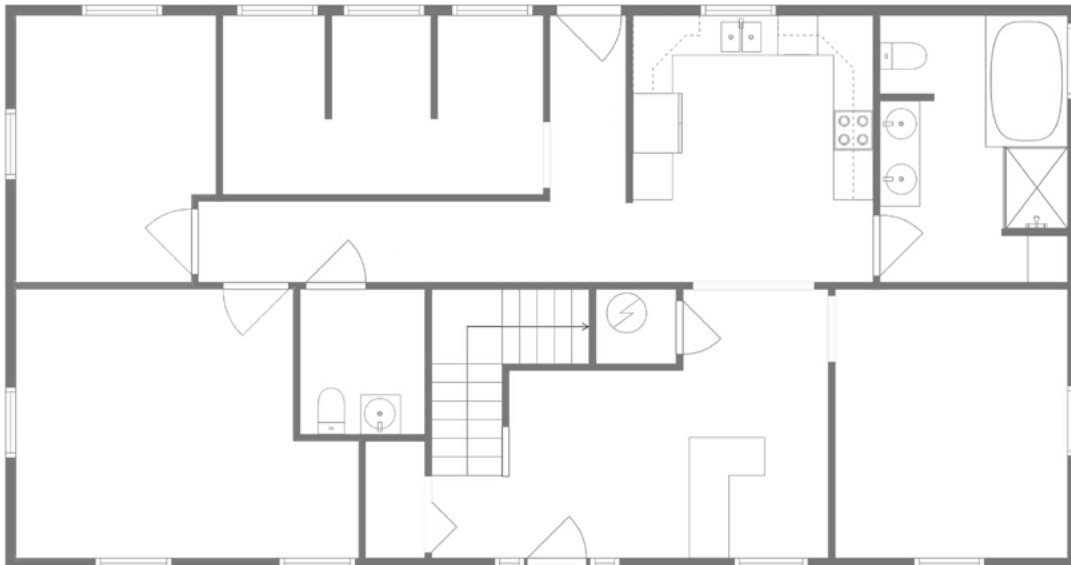
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FLOOR 2



FLOOR 1



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