

COLONY ON FAIRVIEW

6805 FAIRVIEW ROAD, UNIT D

CHARLOTTE, NC 28210

OFFICE CONDOMINIUM FOR SALE



TIFFANY SLAYDEN

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FOR SALE

PROPERTY OVERVIEW



SALE PRICE
\$755,000



TOTAL AVAILABLE SPACE
Unit D - 1,222 SF

PROPERTY SUMMARY

- 2nd Floor: Unit D For Sale
- Size: \pm 1,222 SF (includes undivided interest in common area)
- 2nd Floor is occupied by a tenant with a lease expiring 8/30/26 paying a gross rent of \$2,280/month
- Second generation office build-out
- Walking distance to Phillips Place & SouthPark Mall
- Rare opportunity to own in SouthPark
- Seller will consider sale/leaseback of Unit C
- Year built: 1985
- Zoning: office condominium (O-6 CD)
- Annual condominium dues: \$3,506/yr.
- Annual property taxes: \$3,389/yr.
- Property is part of the Colony on Fairview Condominium Association
- One-site parking: Approx. 4 spaces per 1,000 SF of Gross Building Area

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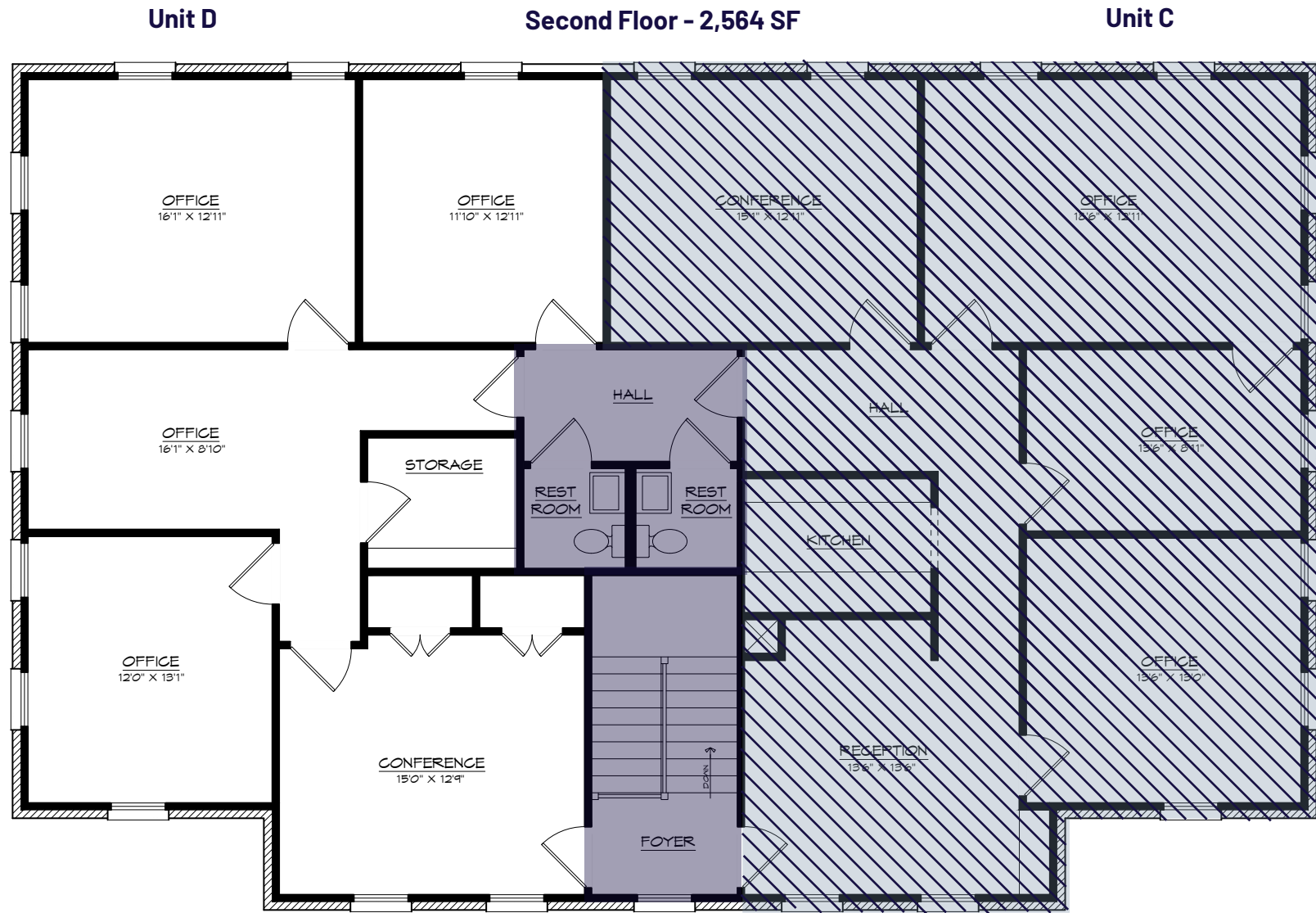
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FLOOR PLAN: 2ND FLOOR



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AREA OVERVIEW

