

575 Davidson Gateway Drive #200, Davidson, North Carolina 28036

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List \$: **\$799,000**

MLS#: **4282692** Category: **Commercial Sale** County: **Mecklenburg**
 Status: **ACT** Parcel ID: **00321195** Acres: **1.09**
 Legal Desc: **UNIT 2 BLD4 U/F 590-8** Zoning: **LPA**
 City Tax Pd To: **Davidson** Tax Val: **\$253,200** Deed Ref: **34510-241**
 Complex Name: **Boardwalk** OSN: **Canopy MLS**



General Information

Type: **Office**
 Second Type: **Business**
 Sale/Lse Inc: **Building**
 Documents:
 In City: **Yes**
 Restrictions: **N/A**
 Rstrict Cmnts: **n/a**

Listing Information

Lse Consider: **Yes**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **2004**
 Const Status:
 Const Type: **Site Built**
 # of Bldgs:
 # of Rentals:
 # of Units:
 Baths Total:
 # of Stories:

Square Footage

Total: **2,972**
 Min SF Avail: **2,972**
 Max SF Avail: **2,972**
 Min Lse#/SF: **\$18.80**
 Max Lse\$/SF: **\$18.80**
 Office SqFt: **2,972**
 Warehse SF:
 Garage SF:

Additional Information

Rail Service: **No** Road Front:
 Prop Finance: **Cash, Conventional** Lsd Condr: **Yes** Flood Pl: **No**
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: **No** Basement Dtls: **No**
 Foundation: **Slab** Fireplaces:
 Accessibility:
 Exterior Cover: **Brick Partial** Construct Type: **Site Built**
 Road Surface: **Paved** Road Frontage: **City Street**
 Security Feat:
 Floors: **Carpet, Wood** Patio/Porch:
 Property Feat: **Elevator** Inclusions: **Building**

Utilities

Sewer: **City Sewer** Water: **City Water**
 Restrictions: **N/A - n/a**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** **Mandatory**

Public Remarks

Built out with office spaces, conference room, kitchen, and bathroom. Excellent Davidson location with easy access to I77 and downtown Davidson! HOA dues are monthly. There are three units, two are \$243.47 each and the other one is \$238.98 so the total monthly HOA dues are \$725.92. Per the seller, HOA covers anything on the exterior of the building (including the roof), exterior windows (unless broken due to negligence), parking lot, dumpsters & trash removal, outdoor walkways & stairwells, elevator, landscaping. This property presents an exciting opportunity for customization. While it could benefit from new carpet, fresh paint, and a touch of TLC, it's being offered as-is to allow future owners or tenants the flexibility to tailor the finishes, layout, and design elements to suit their personal taste and functional needs. This office space offers a blank canvas for your creative vision.

Agent Remarks

Key for the storage closet is in the lockbox attached to the railing to the left of the elevator with a puma tag on it. When looking at the elevator, the storage closet is the door directly to the left of it. Please visit showingtime or reach out to the listing agent for showings/inquiries/codes at 704-578-8851 or Phil@PumaHomes.com. For Local development projects https://www.townofdavidson.org/106/Private-Development-Projects. Note the 1.09 acres is owned by the HOA and is not included in the sale.

Showing Instructions, Considerations, and Directions

Combination Lock Box, Showing Service, Sign

List Agent/Office Information

DOM: **281** CDOM: **281** Expire Dt: **12/31/2026**
 Mkt Dt: **08/06/2025** DDP-End Dt:
 Agent/Own: **No**
 For Appt Call: **800-746-9464** List Agreemnt: **Exclusive Right To Sell**
 List Agent: **Phil Puma (19668)** Agent Phone: **704-578-8851**
 List Office: **Puma & Associates Realty, Inc. (1966)** Office Phone: **704-375-2495**
 Co-List Agent: **Joe Puma (39725)** CoAgt Phone: **704-649-9029**

Co-List Office: [Puma & Associates Realty, Inc. \(1966\)](#)
Seller Name: **w/h**
Web URL: www.PumaHomes.com

CoOff Phone: [704-375-2495](tel:704-375-2495)
Full Service: **Full Service**
Visibility: **Public**

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