



REDEVELOPMENT OPPORTUNITY

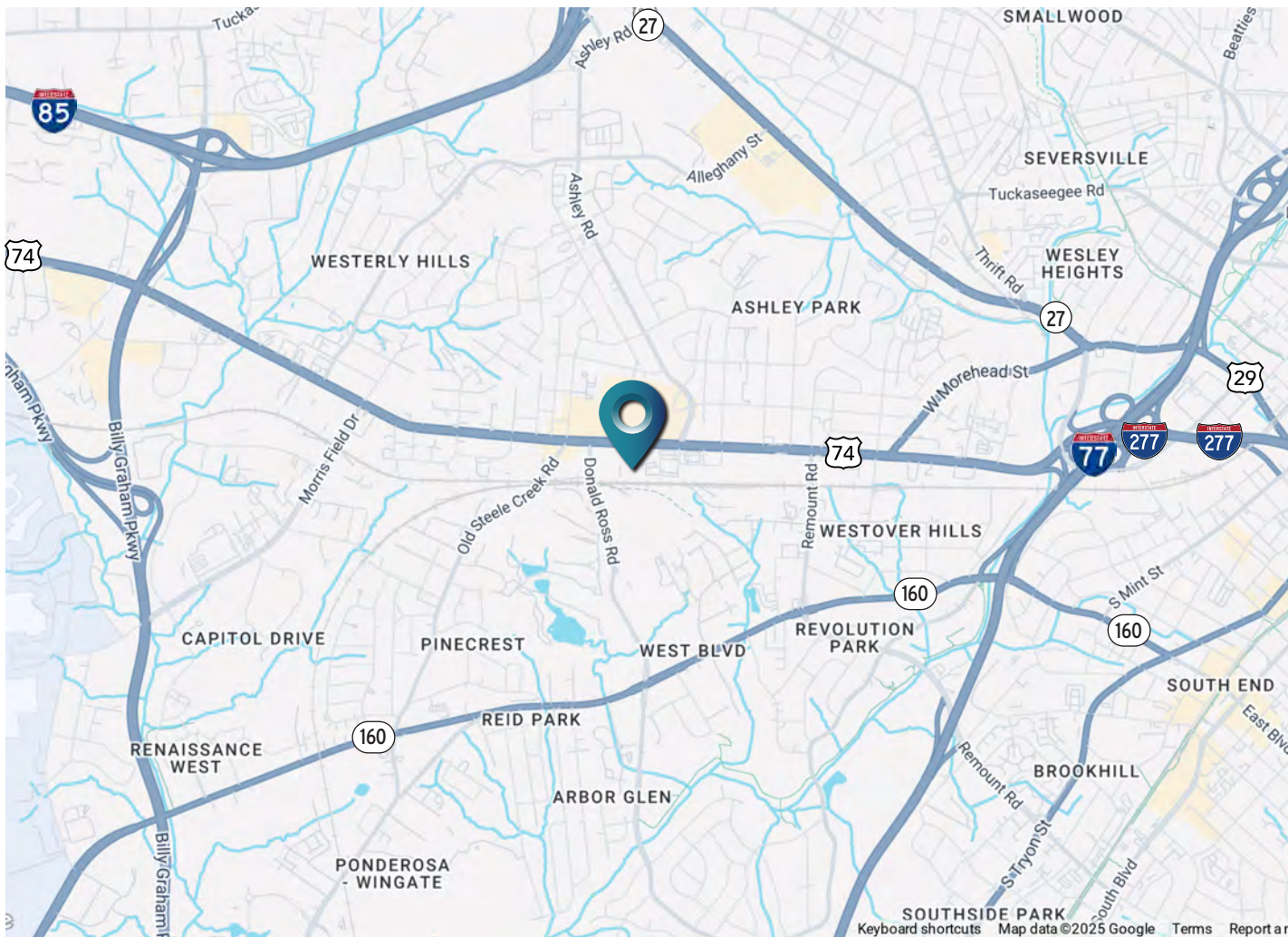
FOR SALE

3227 Wilkinson Boulevard | Charlotte, NC

Industrial Outside Storage (IOS) Land and automotive building available for redevelopment along one of Charlotte's busiest corridors.

BRYAN BUTLER
c 704 953 7119
bbutler@mecacommercial.com





PROPERTY DESCRIPTION

ACREAGE*

±4.06 AC Total

±2.9 AC clear of Railroad ROW

SF*

17,440 SF Metal building upfit for automotive body shop and mechanic shop

ZONED

ML-2

PARCEL ID

11705205, 11705210

FEATURES

- Seller has agreement with Norfolk Southern for use of the Railroad ROW
- Situated on Wilkinson Blvd. the between Ashley Rd. and Donald Ross Rd.
- Adjacent to the Charlotte Mecklenburg Schools bus depot
- Across from Walmart Center outparcels which include the American Deli, US Post Office, GNC and Wingstop
- 2.5 Miles from Center City Charlotte and 4.3 miles from the Charlotte Douglas International Airport

SALE PRICE

Call Broker for more information

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MECA Commercial Real Estate

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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.