SALE

WORLD CLASS RECORDING/MEDIA PRODUCTION STUDIO

3120 Latrobe Dr., Suite 190,, Charlotte, NC 28211

OFFERING SUMMARY

Sale Price:	$900,000
Available SF:	3,472 SF
Lot Size:	5.44 Acres
Year Built:	2009
Building Size:	55,000 SF
Zoning:	I-1
Market:	Charlotte
Submarket:	Cotswold
Price / SF:	$259.22

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PROPERTY OVERVIEW

Expertly designed recording/media production studio located in booming Charlotte, NC. With almost 1,000,000 in population, Charlotte has become a major league city with sports and entertainment, and is a financial/IT hub. Here is an opportunity to own a World Class Recording Studio away from the "noise" of Nashville, New York and Los Angeles and build your own unique sound with all the amenities a major city offers. Charlotte is the number one relocation destination in the US (affordability, quality of life, climate, education, health care, thriving economy, and possibilities continue to grow).

PROPERTY HIGHLIGHTS

- Proprietary designs by David Rochester of Technical Audio Services, Nashville.
- Three studios and three control rooms. Closed circuit cameras in all control rooms and studios which can route to any video monitor in the facility.
- Two offices with large exterior windows; one office has an interior window facing the lobby with an art-inspired flooring and a custom designed display case made of stone and glass.
- 2 bathrooms. Spacious kitchen with booths. Security System.
- All furniture and appliances convey with property.
- Centrally located in Charlotte metro area, near major arteries and airport.

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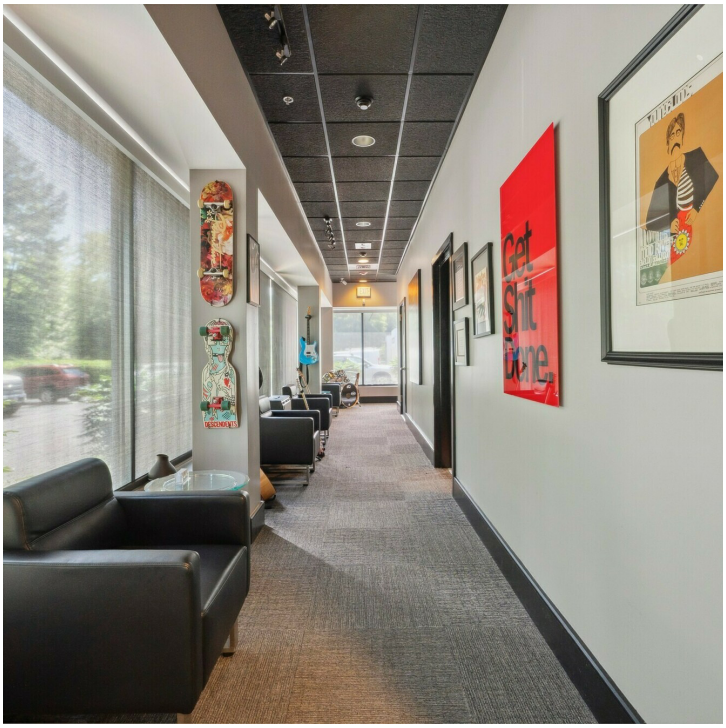

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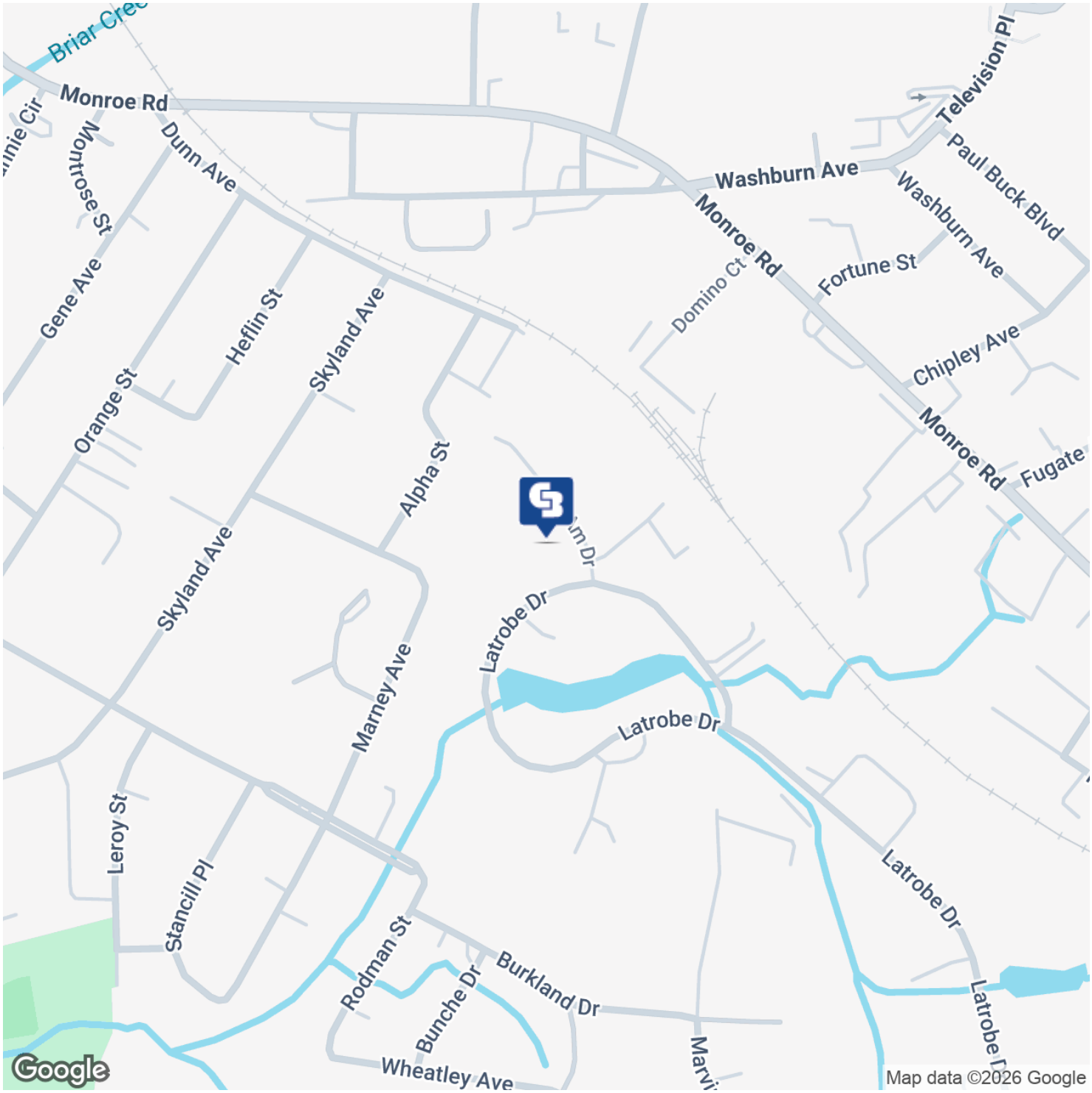

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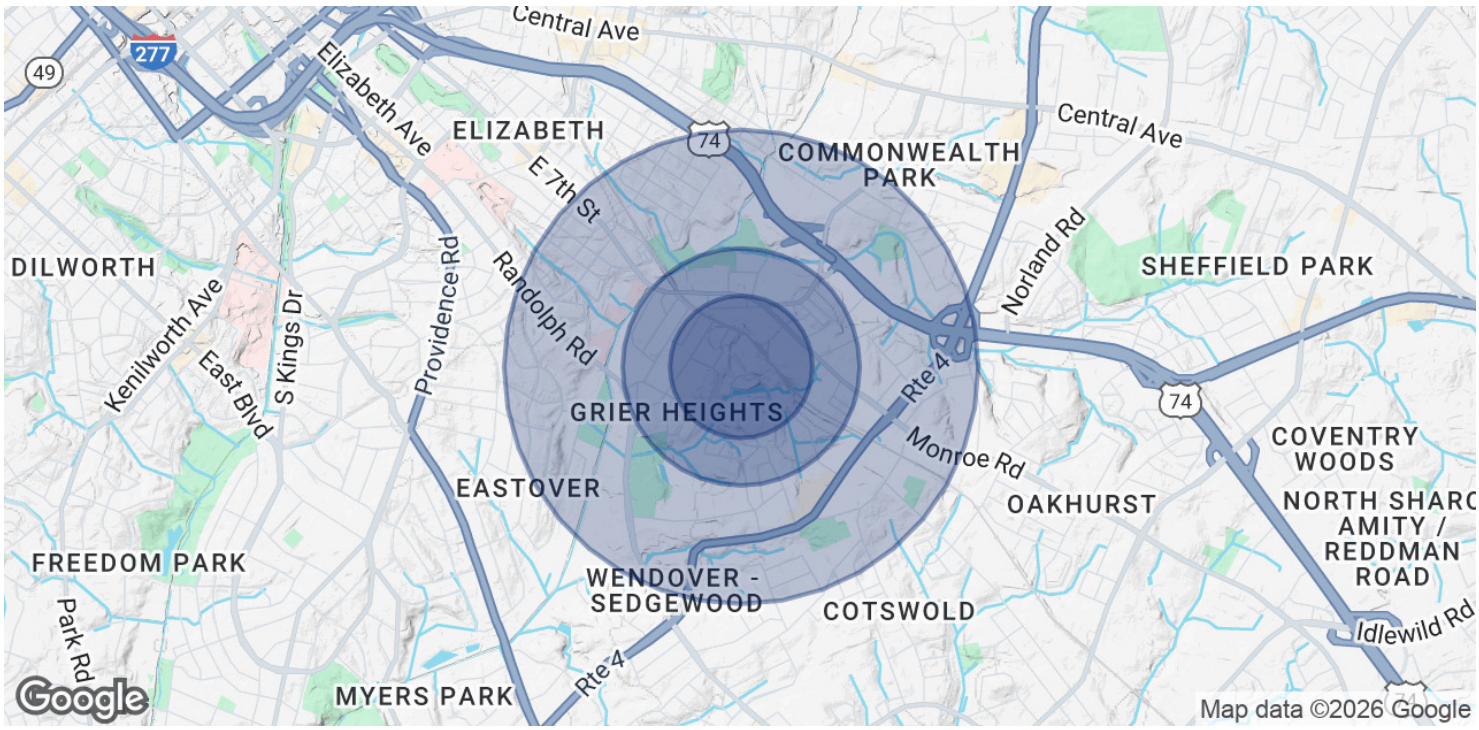

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	612	2,642	11,380
Average age	33	35	37
Average age (Male)	31	33	36
Average age (Female)	35	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	230	1,093	5,257
# of persons per HH	2.7	2.4	2.2
Average HH income	$47,265	$60,226	$120,447
Average house value	$681,334	$687,973	$749,674

** Demographic data derived from 2020 ACS - US Census*

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