



961 SEIGLE AVENUE, CHARLOTTE 28205

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.57 AC WITH 1,200 SF BUILDING AVAILABLE FOR SALE

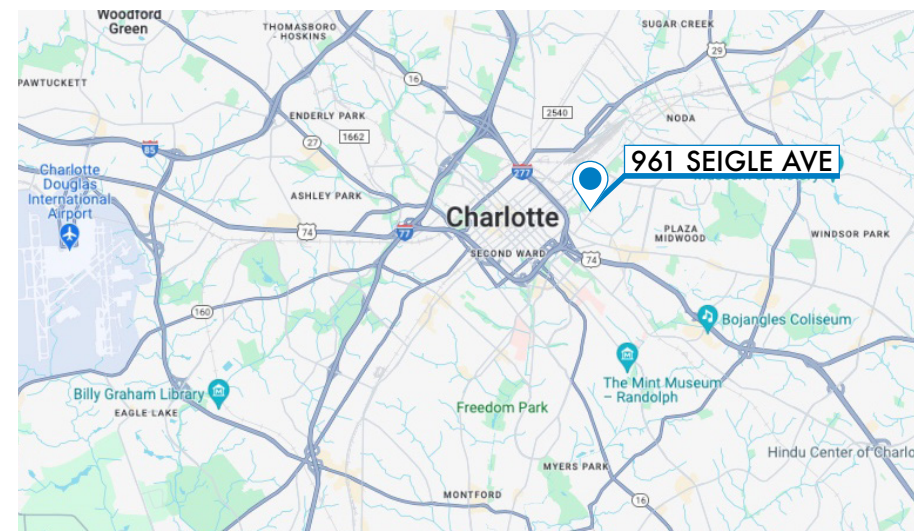


**.57 AC WITH 1,200 SF
BUILDING AVAILABLE**

961 SEIGLE AVE
CHARLOTTE, NC 28205

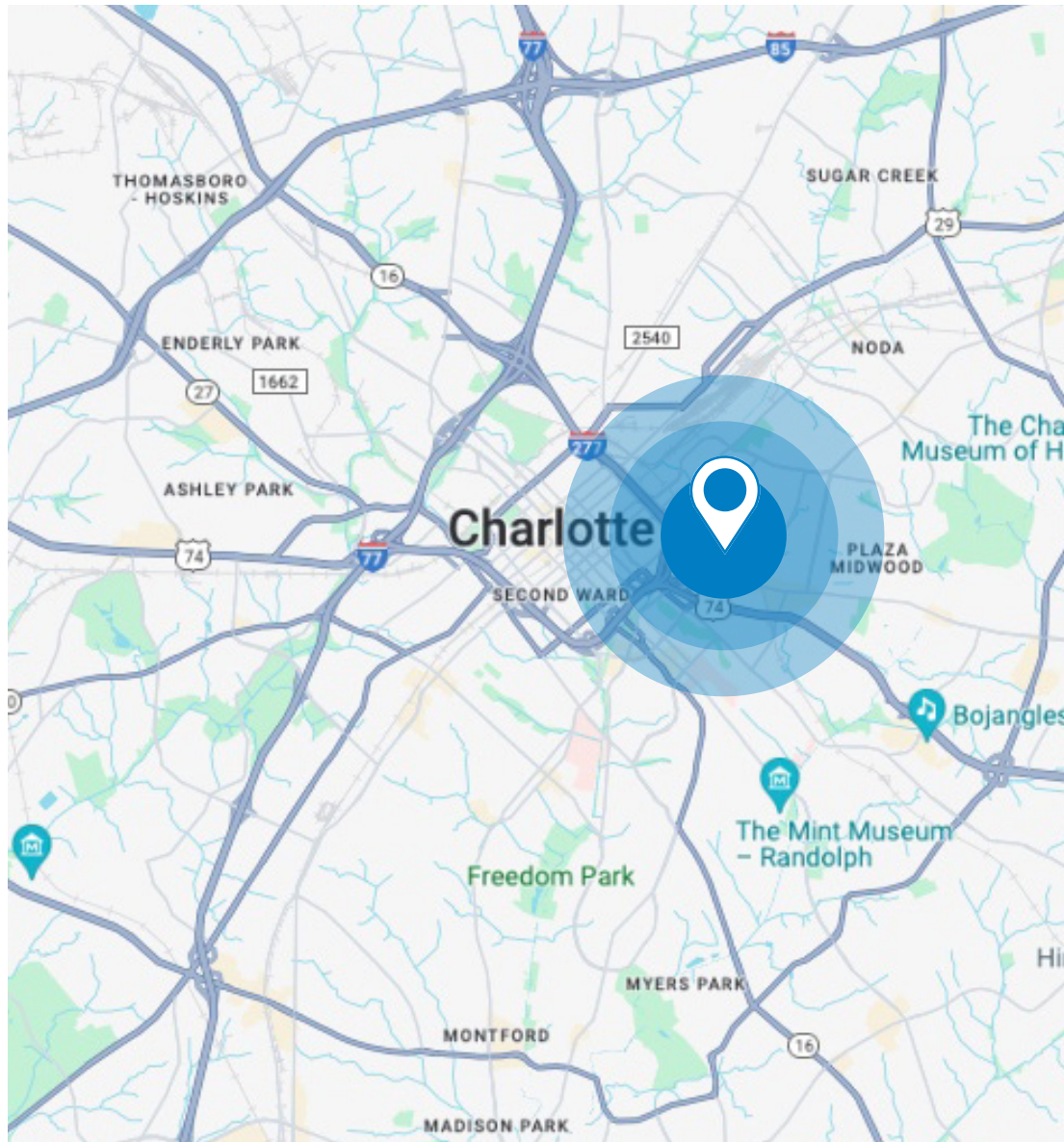
PROPERTY INFORMATION

- Opportunity for a stand alone office for a small business, neighborhood retail/ bodega or light industrial development located in the heart of Charlotte's Belmont neighborhood.
- Within walking distance retailers and restaurants including Ace No. 3, Sweet Lews, Queen City Animal Hospital, and Sugar Creek Greenway
- Conveniently located between the NoDa and Plaza Midwood neighborhoods
- Easy access to I-277 and HWY-74
- Adjacent to Copper Builders town homes - Skyline
- Sale price: \$675,000
- Seller is maintaining the existing shell building to offer the buyer the potential benefit of grandfathered setbacks, subject to Mecklenburg County approval. However, the seller is willing to demolish the building before closing if the buyer prefers not to keep it.



DEMOGRAPHICS

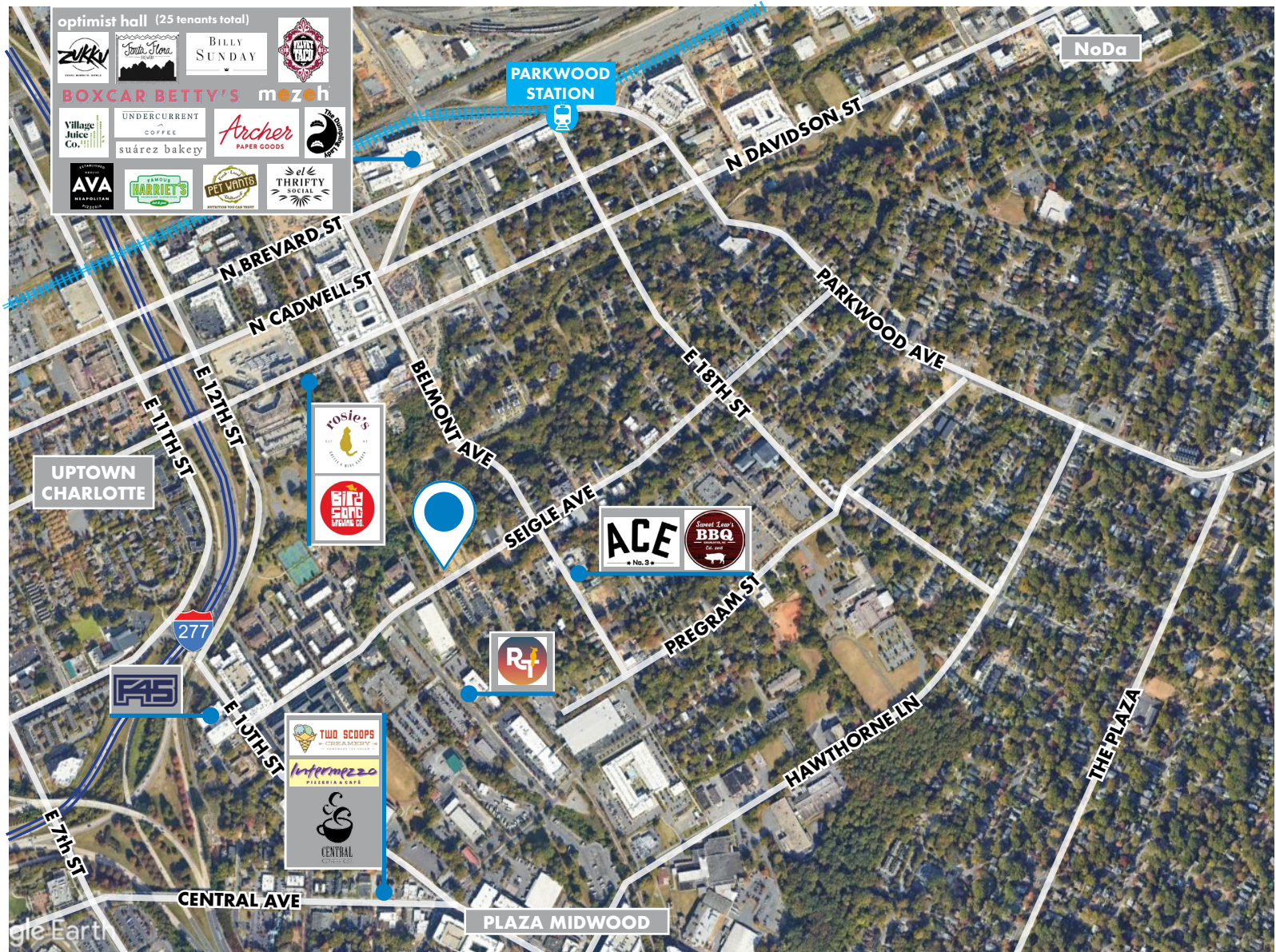
961 SEIGLE AVENUE
 .57 ACRE WITH 1,200 SF BUILDING FOR SALE



AMENITIES LIST /
 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	20,736	138,685	233,754
Projected Population (2028)	20,736	138,685	302,905
Median Age	36.5	36.8	36.5
Household Income	\$106,701	\$107,109	\$92,664
Median Home Value	\$407,504	\$392,318	\$319,908
Employees	14,112	143,086	214,615





YOUR NEIGHBOR - SKYLINE TOWNES

Situated in the thriving Charlotte neighborhood of Belmont is the newest community of Skyline Townes. These luxury townhomes blend modern, upscale living with walkable access to amenities designed for every lifestyle. Skyline Townes has high-end finishes and styling throughout and is crowned with a rooftop terrace offering panoramic city views.

Property details:

- 21 townhomes
- Each unit has 3 bedrooms and 3.5 baths
- Townhomes range from 1,600 to 1,700 SF
- Listed at the upper \$500,000
- All townhomes have been sold



Included on the .57 AC property is a 1,200 SF building with an opportunity for a variety of uses.



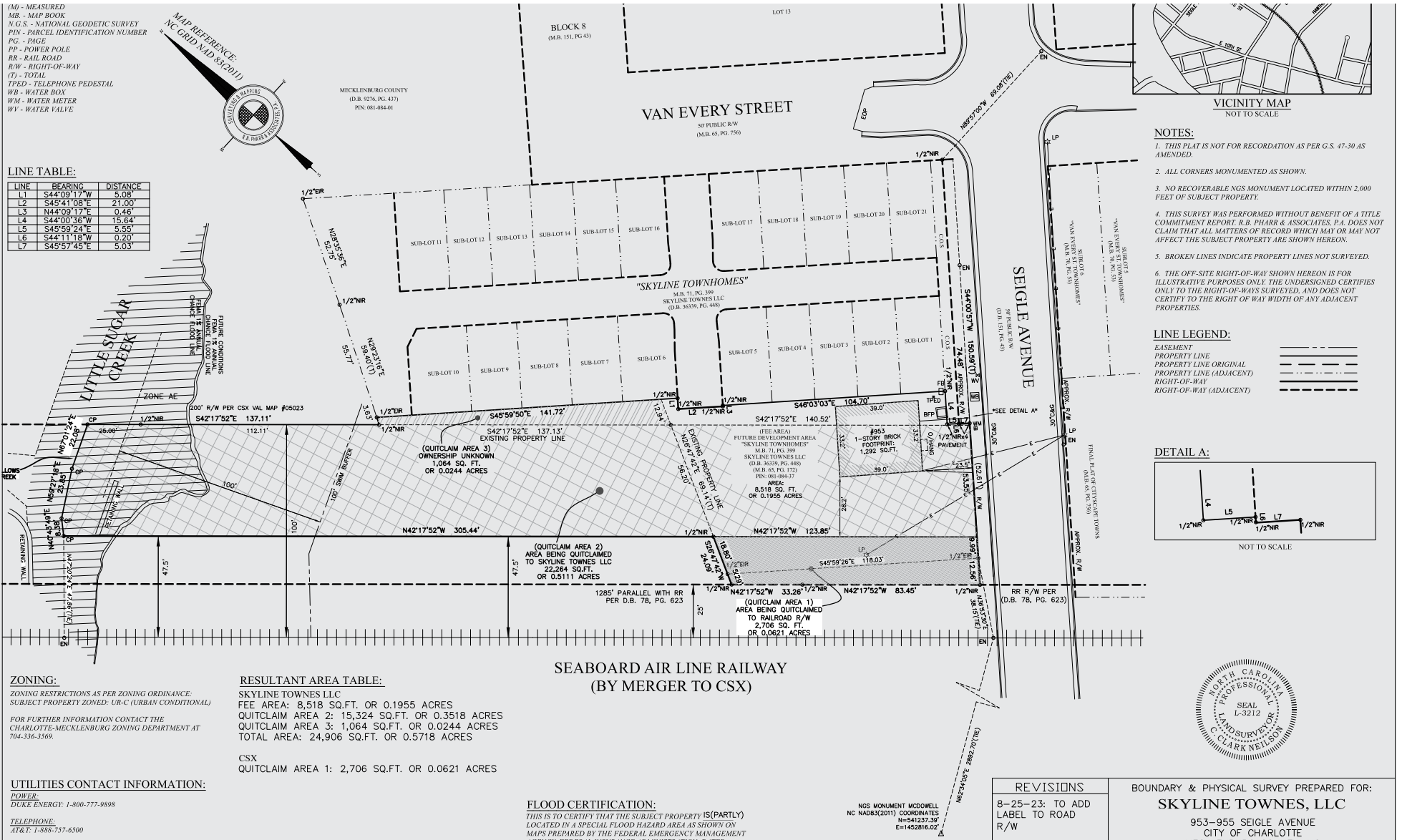
SITE PHOTOS

961 SEIGLE AVENUE
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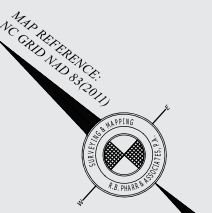


CHAPMAN CHASTAIN
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(M) - MEASURED
MB - MAP BOOK
N.G.S. - NATIONAL GEODETIC SURVEY
PIN - PARCEL IDENTIFICATION NUMBER
PG - PAGE
PP - POWER POLE
RR - RAIL ROAD
R/W - RIGHT-OF-WAY
(T) - TOTAL
TPED - TELEPHONE PEDESTAL
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

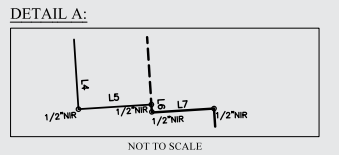
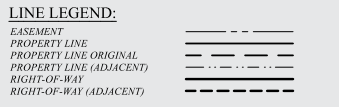


MECKLENBURG COUNTY
(D.B. 9276, PG. 437)
PIN: 081-484-61

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S44°09'17"W	5.08
L2	S45°41'08"E	21.00
L3	N44°09'17"E	0.46
L4	S44°00'36"W	15.64
L5	S45°59'24"E	5.55
L6	S44°11'18"W	0.20
L7	S45°57'45"E	5.03

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.



ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
SUBJECT PROPERTY ZONED: UR-C (URBAN CONDITIONAL)
FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT
704-336-3369.

RESULTANT AREA TABLE:

SKYLINE TOWNES LLC	FEE AREA: 8,518 SQ.FT. OR 0.1955 ACRES
QUITCLAIM AREA 2:	15,324 SQ.FT. OR 0.3518 ACRES
QUITCLAIM AREA 3:	1,064 SQ.FT. OR 0.0244 ACRES
TOTAL AREA:	24,906 SQ.FT. OR 0.5718 ACRES

UTILITIES CONTACT INFORMATION:
POWER:
DUKE ENERGY: 1-800-777-9898
TELEPHONE:
AT&T: 1-888-757-6300

CSX
QUITCLAIM AREA 1: 2,706 SQ.FT. OR 0.0621 ACRES

FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS(PARTLY)
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT

NGS MONUMENT MCDOWELL
NC NAD83(2011) COORDINATES
N=541237.30'
E=1452816.02'

REVISIONS

8-25-23:	TO ADD LABEL TO ROAD R/W
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BOUNDARY & PHYSICAL SURVEY PREPARED FOR:
SKYLINE TOWNES, LLC
953-955 SEIGLE AVENUE
CITY OF CHARLOTTE

