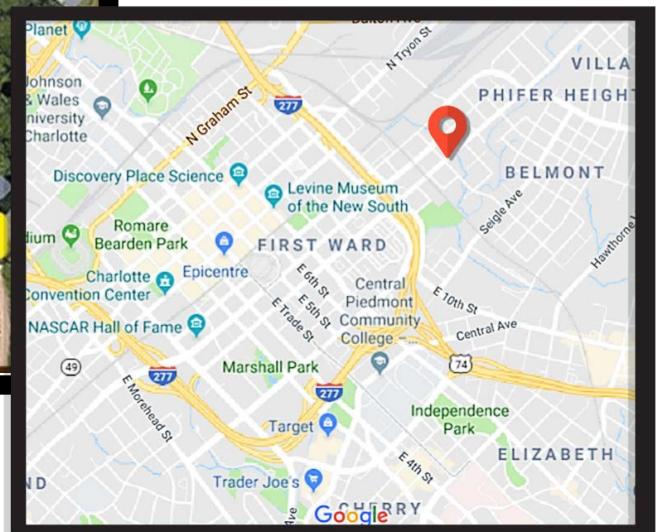


**LAND ASSEMBLAGE TOTAL 5.9+/- ACRES**  
**NORTH - 6 PARCELS    SOUTH – 11 PARCELS**  
**NORTH DAVIDSON STREET – OPTIMIST PARK**



**PRICE:** North - \$11,445,477  
 South - \$10,429,075  
**TOTAL** - \$21,874,552

**BUILDING SF:**  
 1107 N. Davidson St - 1,662 +/- sf  
 1112 N. Davidson St - 3,581 +/- sf  
 1126 N. Davidson St - 2,205 +/- sf

**ACREAGEAS:** North - 3.0912 +/-  
 South - 2.8167 +/-  
**TOTAL** - 5.9079 +/-

**CITY:** Charlotte

**COUNTY:** Mecklenburg

**AREA:** - The Mill District / Optimist Park  
<https://www.milldistrictclt.com/>

**B E R T O L I N A**

*commercial real estate services inc.*

**Ian J. Bertolina, Bertolina Commercial Real Estate Services, Inc.**  
**1850 East Third St., Suite 310, Charlotte, North Carolina 28204**  
**(704) 333-9881 | [www.BertolinaCRESI.com](http://www.BertolinaCRESI.com) | [IB@BertolinaCRESI.com](mailto:IB@BertolinaCRESI.com)**

Information contained herein including but not limited to acreage or square footage information, and all other information has been obtained from the owner of the property or other sources we deem reliable including, without limitation, property tax records, surveys, site visits, site plans and property inspection reports. We have no reason to doubt its accuracy, but we do not guarantee it. We do not make any representation or warranty regarding the accuracy of such information. Broker shall not be liable for any errors, omissions or inaccuracies in any of the information contained herein. All information contained herein and on our website, including prices, rents, expenses and similar items, is current as of the date of this publication or posting and is subject to change without prior notice.

**ADDRESSES & TAX PARCELID NUMBERS:****North -**

1100 N Caldwell St – 08106501  
1104 N Caldwell St – 08106510  
1108 N Caldwell St - 08106509  
521 Belmont Ave – 08106502  
1101 N Davidson St - 08106503  
1107 N Davidson St -08106507

**South -**

608 E. 15th St - 08109319  
1126 N Davidson St - 08109301  
1124 N Davidson St - 08109302  
1114 N Davidson St - 08109303  
1112 N Davidson St - 08109304  
1108 N Davidson St - 08109305  
1100 N Davidson St - 08109306  
615 Belmont Ave - 08109307  
617 Belmont Ave - 08109308  
621 Belmont Ave – 08109309  
1109 Belmont Ave – 08109311

**ZONING AS: TOD-UC & TOD-NC****FENCING: Yes****ROADS: City of Charlotte Maintained****UTILITY PROVIDERS:**

Water/Sewer - City of Charlotte  
Power - Duke Energy  
Gas- Piedmont Natural Gas

**COMMENTS:**

- Excellent interstate access
- Rapid growth area
- Close to Charlotte's popular NoDa arts district
- Minutes from Uptown
- Near LYNX Blue Line
- Sellers will consider separate North and South sales
- Property conditions subject to verification of interested parties

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