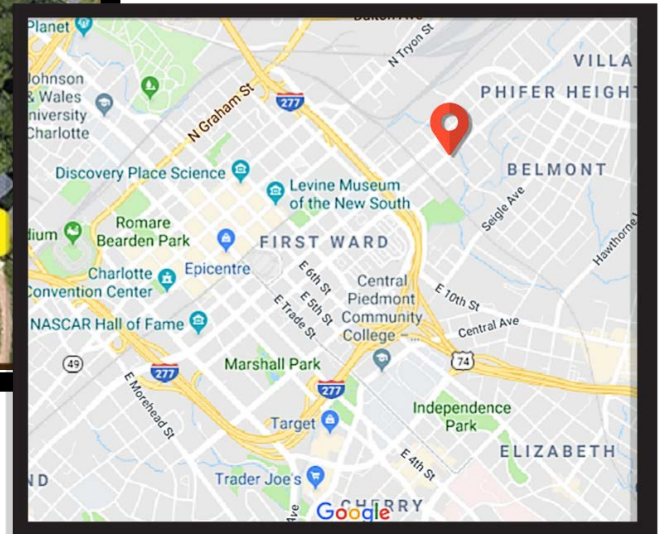


# LAND ASSEMBLAGE TOTAL 5.9+/- ACRES

## NORTH - 6 PARCELS SOUTH – 11 PARCELS

### NORTH DAVIDSON STREET – OPTIMIST PARK



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

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

**CITY:** Charlotte

#### **BUILDING SF:**

1107 N. Davidson St–1,662 +/- sf  
 1112 N. Davidson St– 3,581 +/- sf  
 1126 N. Davidson St– 2,205 +/- sf

**COUNTY:** Mecklenburg

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



**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)**

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**ADDRESSES & TAX PARCEL ID 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 poplar 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



*commercial real estate services inc.*

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