

FOR SALE | OWNER-USER + INVESTMENT

400 E. FRANKLIN STREET

AT FIVE POINTS | MONROE, NORTH CAROLINA

Flexible office/warehouse asset with in-place income

PRICING UPON REQUEST

5,706 SF

MAIN BUILDING

0.553 AC

CORNER PARCEL

14,000

VEHICLES PER DAY

OM

OFFICE / MEDICAL

THE OPPORTUNITY

A rare infill asset at Monroe's Five Points intersection, just east of the downtown core. The property combines professional office suites, shop and warehouse areas, fenced rear access and a detached storage building. Its current configuration supports an owner-user seeking occupancy plus income, or an investor pursuing rent growth and space reconfiguration.

- Five tenants are month-to-month; one tenant has a two-year term ending in 2028.
- Current rent: \$3,205/month (\$38,460/year); appraisal identifies existing rents as below market.
- Opportunity to divide or reconfigure space; separate electric meter in shop area.
- OM zoning supports a broad use mix; retail under 10,000 SF may be considered with a Special Use Permit.

LOCATION + GROWTH

+23.1%

MONROE POPULATION GROWTH

2020 estimate base to July 2025

- Less than 1 mile from Downtown Monroe
- Approx. 2 miles to Atrium Health Union
- Approx. 27 miles to Charlotte
- Included in Monroe's proposed 2026 Opportunity Zone nomination area



FENCED REAR YARD + SERVICE ACCESS

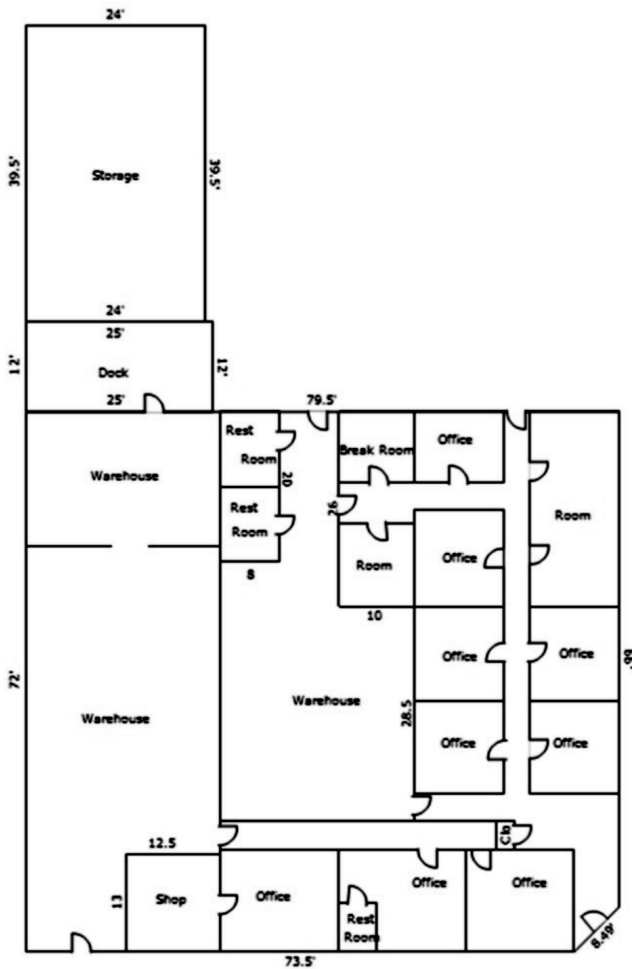


VISIBLE FIVE POINTS LOCATION



PROPERTY FACTS + FLOOR PLAN

400 E. FRANKLIN STREET | MONROE, NC 28112



Appraisal sketch - dimensions approximate - not to scale

BUILDING + SITE

- 5,706 SF main building: 2,577 SF office + 3,129 SF warehouse
- 948 SF detached storage building
- Built 1958; masonry/brick construction and concrete floor
- Fenced rear service access
- Asphalt parking with gravel rear parking/service area
- Enclosed loading dock/storage area
- Access from E. Franklin Street and Maurice Street
- City water/sewer, electricity and natural gas

CAPITAL ITEMS

- 20-year roof warranty dated March 19, 2018; verify transfer/coverage
- Parking lot resurfaced and restriped in 2025
- Rooftop HVAC: front office approx. 3 years; rear office approx. 6 years; warehouse approx. 15 years
- Gas unit heater approx. 12 years; shop furnace approx. 25 years
- Gas water heater; separate electric meter in shop area
- Rear restroom fixtures are nonfunctional; plumbing lines reportedly remain

INCOME + FLEXIBILITY

\$3,205 / MONTH

\$38,460 CURRENT ANNUAL RENT

- Five tenants are month-to-month
- One tenant has a two-year term ending in 2028
- Potential to grow rents and restructure occupancy
- Owner-user occupancy while retaining rental income
- Opportunity to divide subject to approvals and utilities

BROAD OM USE MIX

OM zoning accommodates a broad mix of office, medical, residential, institutional and service uses. Professional office, medical/dental office, hospital, personal services and financial services are among the uses permitted by right. General retail under 10,000 SF, restaurants and certain additional uses may be considered with a Special Use Permit.

EXISTING USE NOTE

Buyer should confirm continued operation, expansion or change of the existing warehouse/shop component with City Planning.



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