

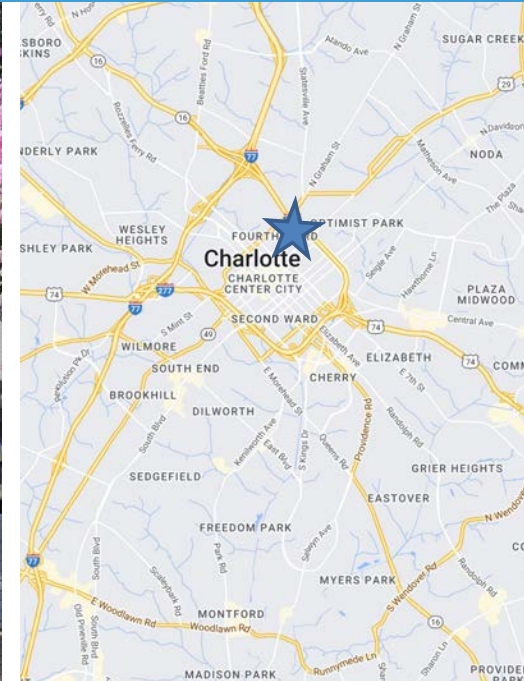
217 & 221 W 11TH STREET

CHARLOTTE, NC 28209

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON 0.32 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- ± 3,538 SF office building
- Property consists of two parcels:
 - 07804611 - 0.152 acres
 - 07804610 - 0.162 acres (vacant lot)
- Located in the historic Fourth Ward
- 10 private offices, large conference room, break area, and reception
- Zone N2-C (HDO)
- Free on-site parking (6 cars) and 2-hour street parking
- Rare opportunity to purchase inside the I-277 loop

NEARBY AMENITIES

- Within walking distance to restaurants such as Indigo Tea & Coffee, Spaghet, Pizzeria Sapienza CLT, McNinch House, and Alexander Michaels, a local favorite.
- Three Blue Line LYNX stops nearby: Charlotte Transportation Center, 7th Street and 9th Street

Asking Price: \$1,850,000

BROKER CONTACT

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AERIAL

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FIRST WARD

- 1 UNC Charlotte Center City
- 2 First Ward Park
- 3 ImaginOn
- 4 Spectrum Center
- 5 The Ritz-Carlton



SECOND WARD

- 6 Fahrenheit Charlotte
- 7 NASCAR Hall of Fame
- 8 Mint Museum Uptown

THIRD WARD

- 9 Bank of America Stadium
- 10 Truist Field
- 11 Romare Bearden Park



FOURTH WARD

- 12 Discovery Place
- 13 Fourth Ward Park
- 14 Pizzeria Sapienza CLT
- 15 Indigo Tea & Coffee
- 16 Skyhouse Apartments
- 17 Spaggett



★ 217 & 221 W. 11th St.



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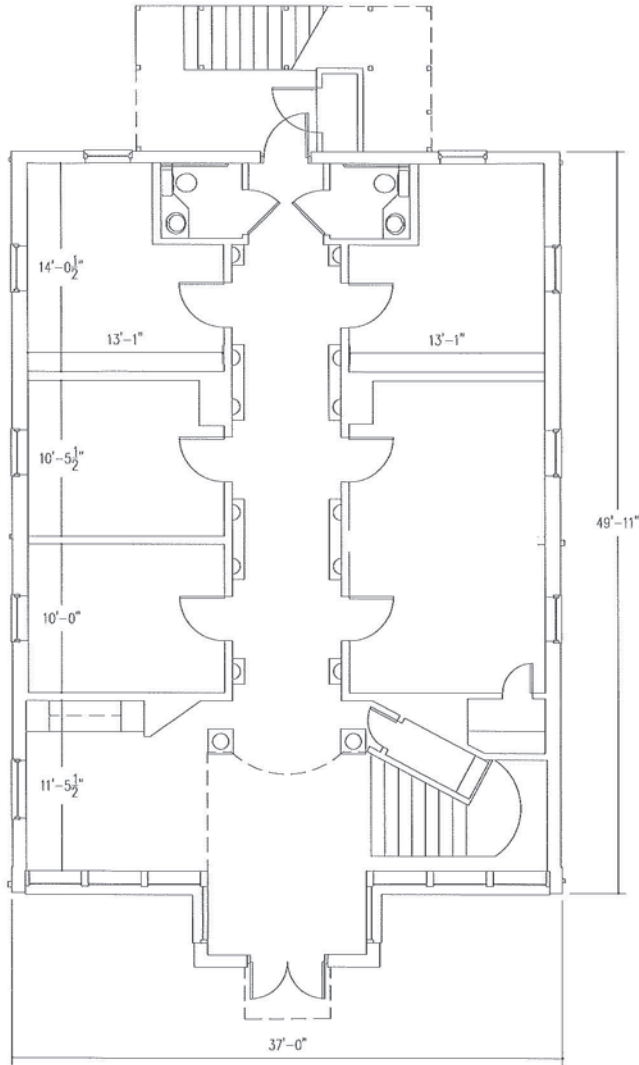
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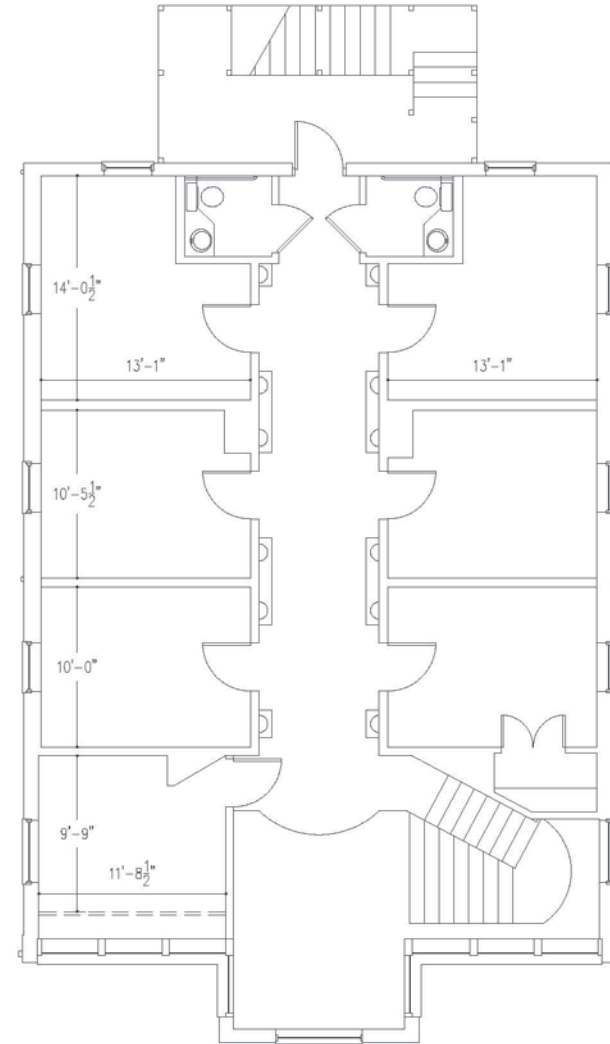
FLOOR PLAN

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First Floor
1,901 SF



Second Floor
1,637 SF

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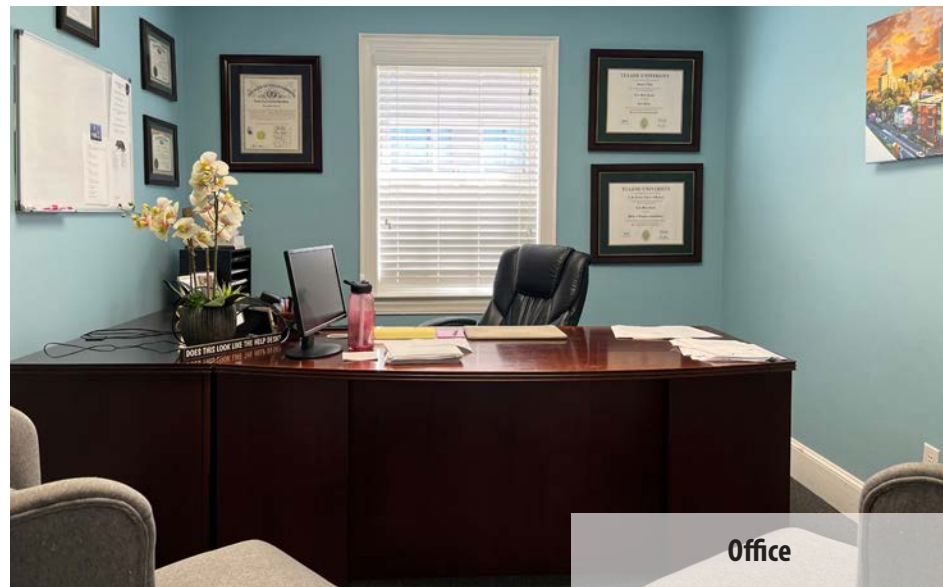
PHOTOS

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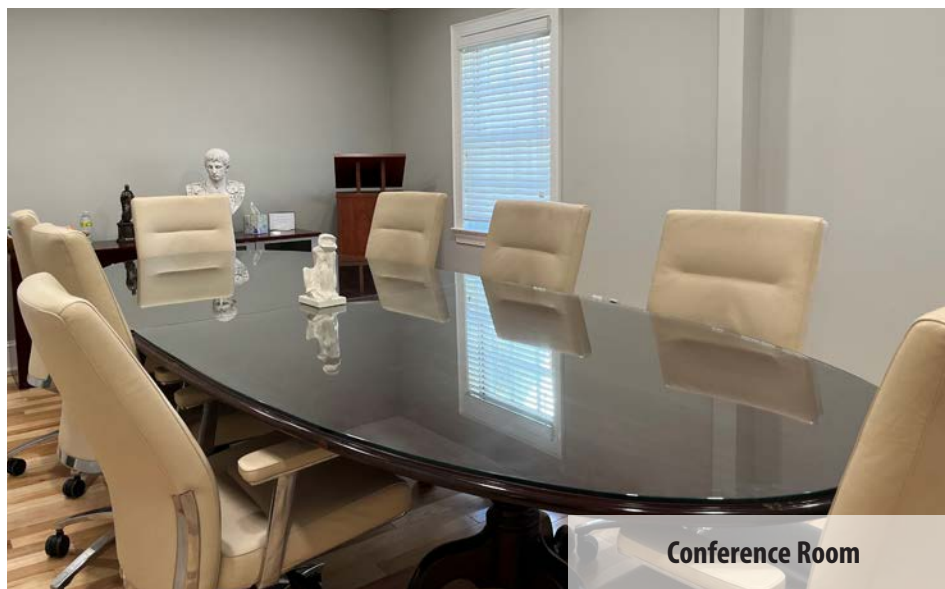
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Common Area



Office



Conference Room



Rear Yard

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SITE AERIAL

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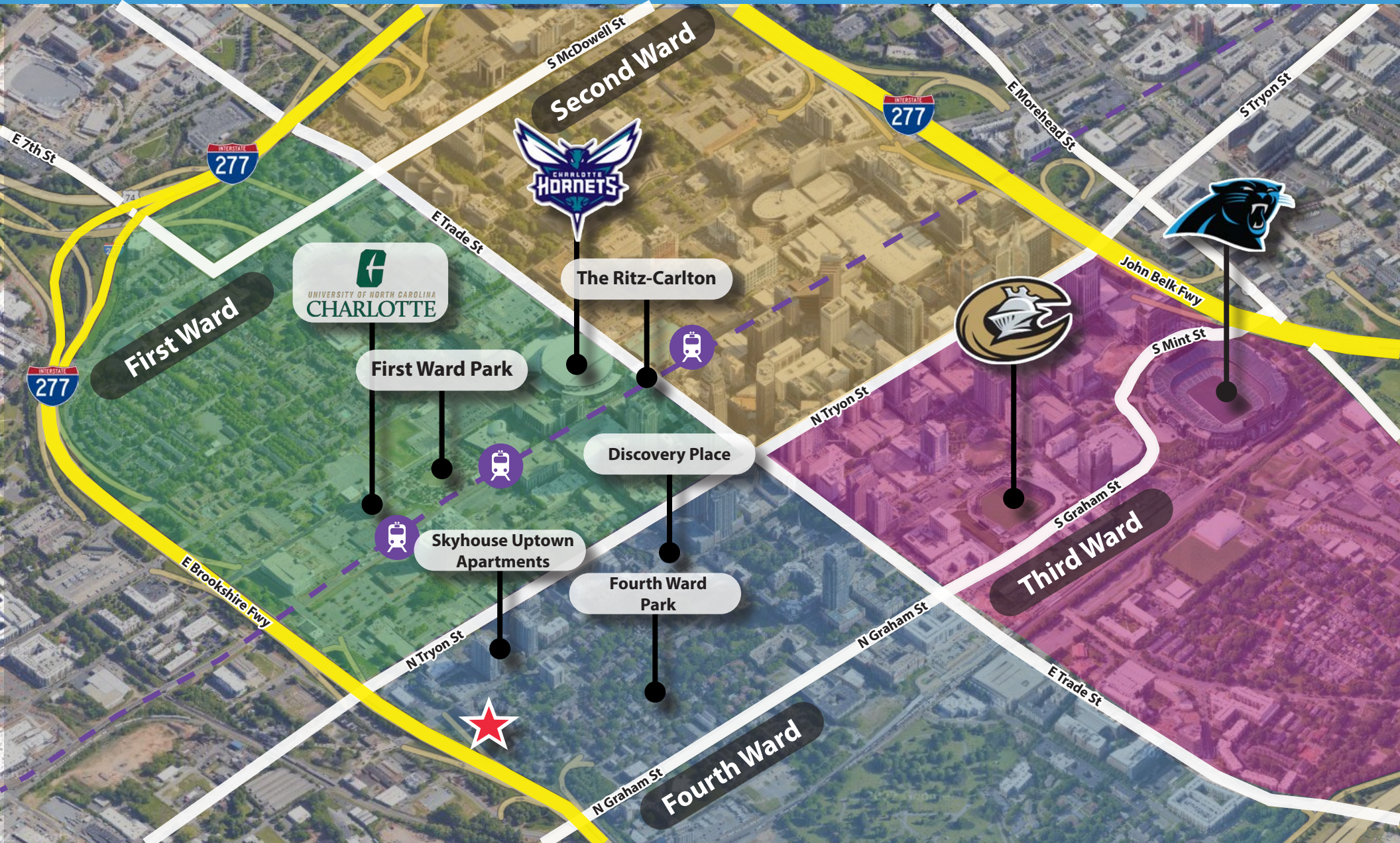
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