



961 SEIGLE AVENUE, CHARLOTTE 28205

# 961 SEIGLE AVENUE

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

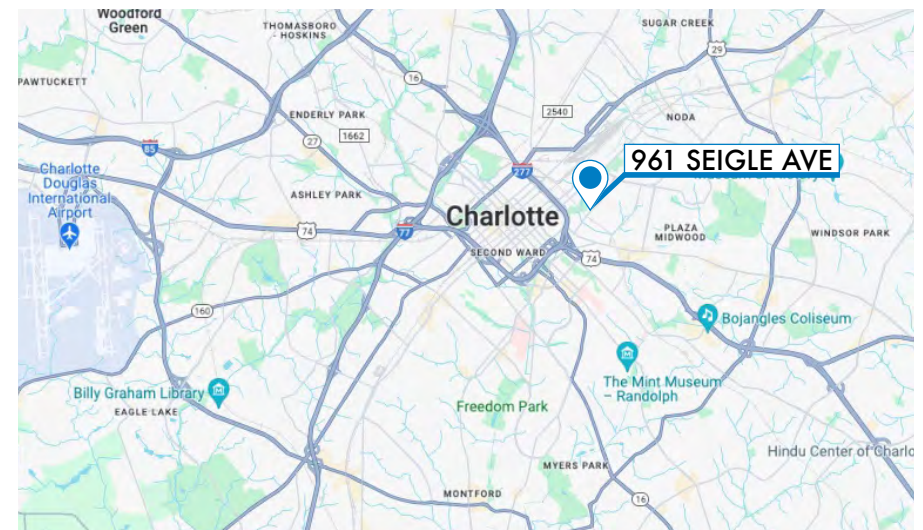


**.57 AC WITH 1,200 SF  
BUILDING AVAILABLE**

**961 SEIGLE AVE**  
CHARLOTTE, NC 28205

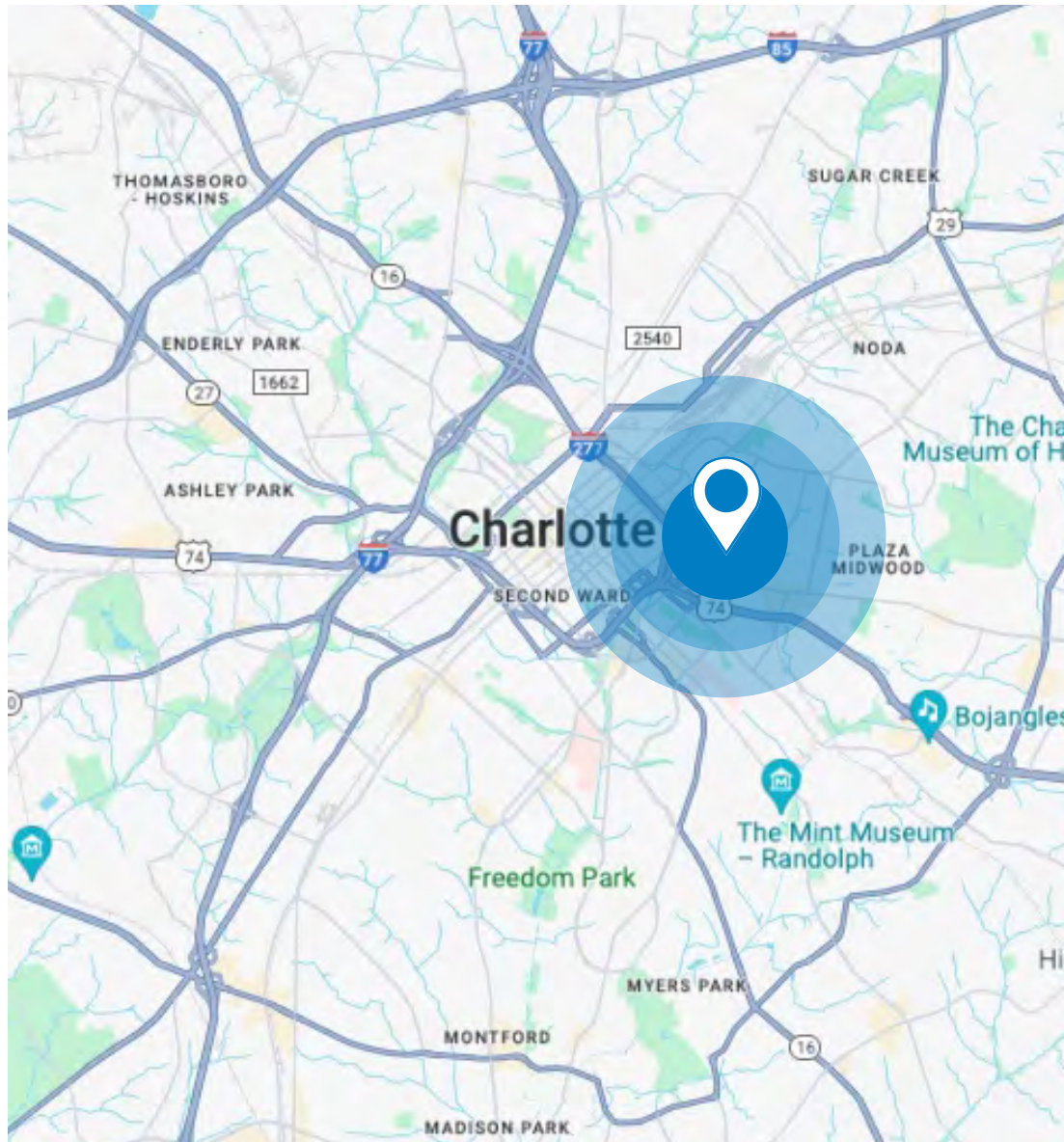
### PROPERTY INFORMATION

- 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: \$825,000
- 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

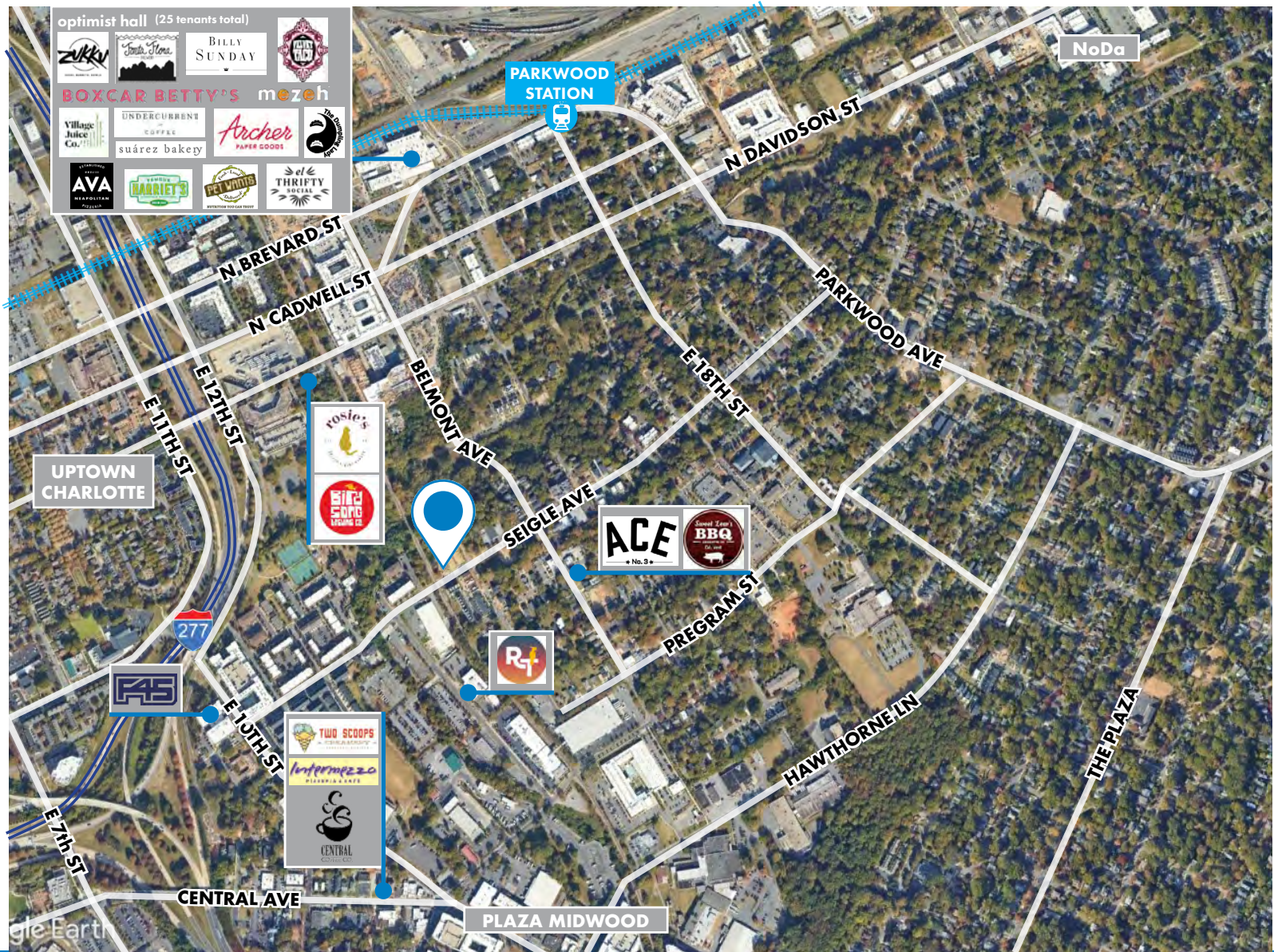
961 SEIGLE AVENUE  
 .57 ACRE WITH 1,200 SF BUILDING FOR SALE



### 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.



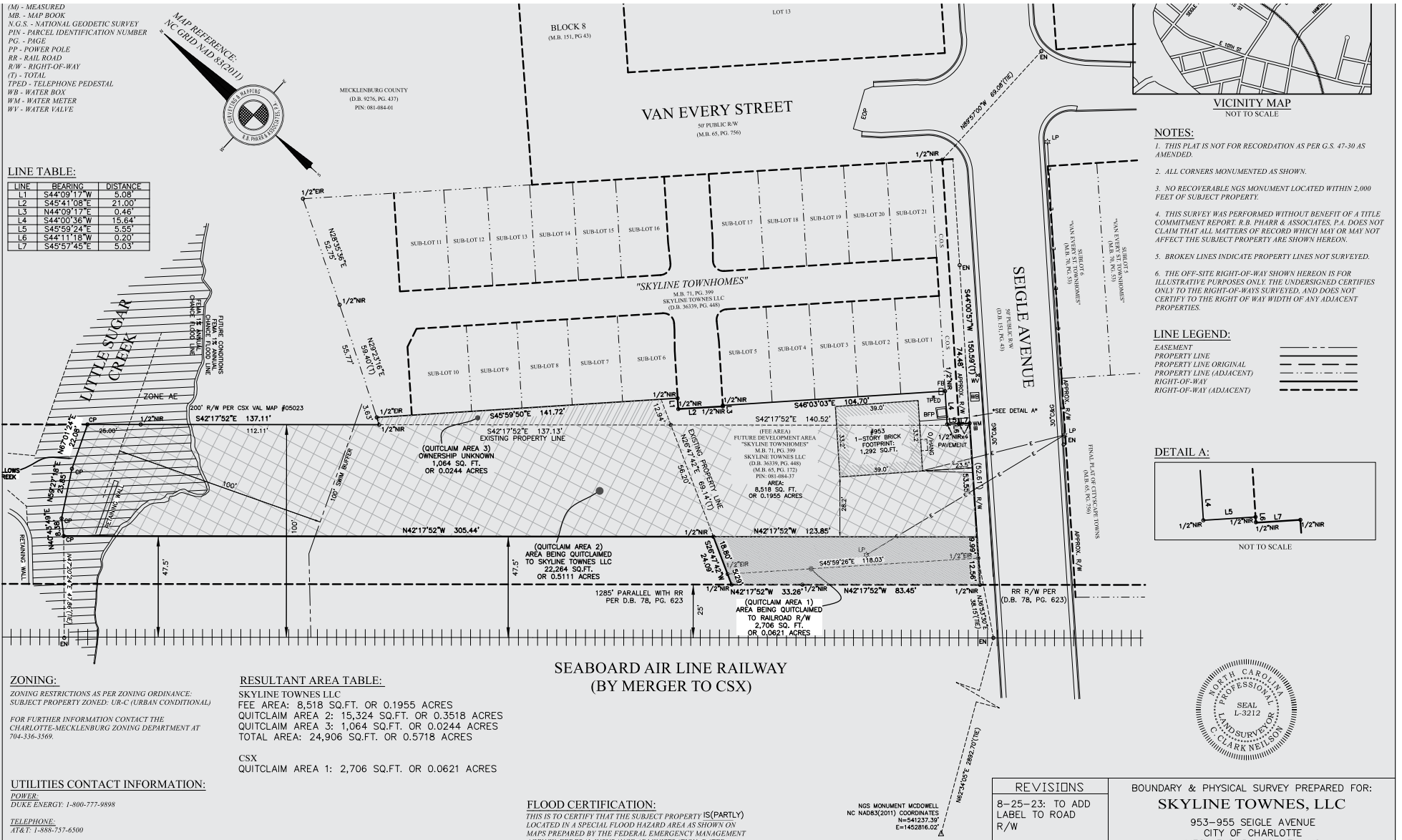
SITE PHOTOS

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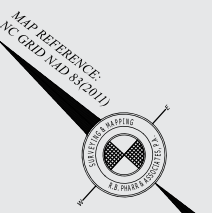


CHAPMAN CHASTAIN  
980.266.9292  
chapman@ascent.re





(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

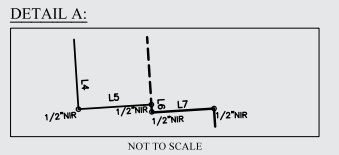
**LINE TABLE:**

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.

**LINE LEGEND:**

- EASEMENT
- PROPERTY LINE
- PROPERTY LINE ORIGINAL
- RIGHT-OF-WAY (ADJACENT)
- RIGHT-OF-WAY (ADJACENT)



**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
<b>TOTAL AREA:</b>	<b>24,906 SQ.FT. OR 0.5718 ACRES</b>

**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

