

COLONY ON FAIRVIEW

6805 FAIRVIEW ROAD, UNIT A & B
CHARLOTTE, NC 28210
OFFICE CONDOMINIUMS FOR SALE



TIFFANY SLAYDEN

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FOR SALE

PROPERTY OVERVIEW



SALE PRICE
\$1,595,000



TOTAL AVAILABLE SPACE
1st Floor: \pm 2,564 GSF

PROPERTY SUMMARY

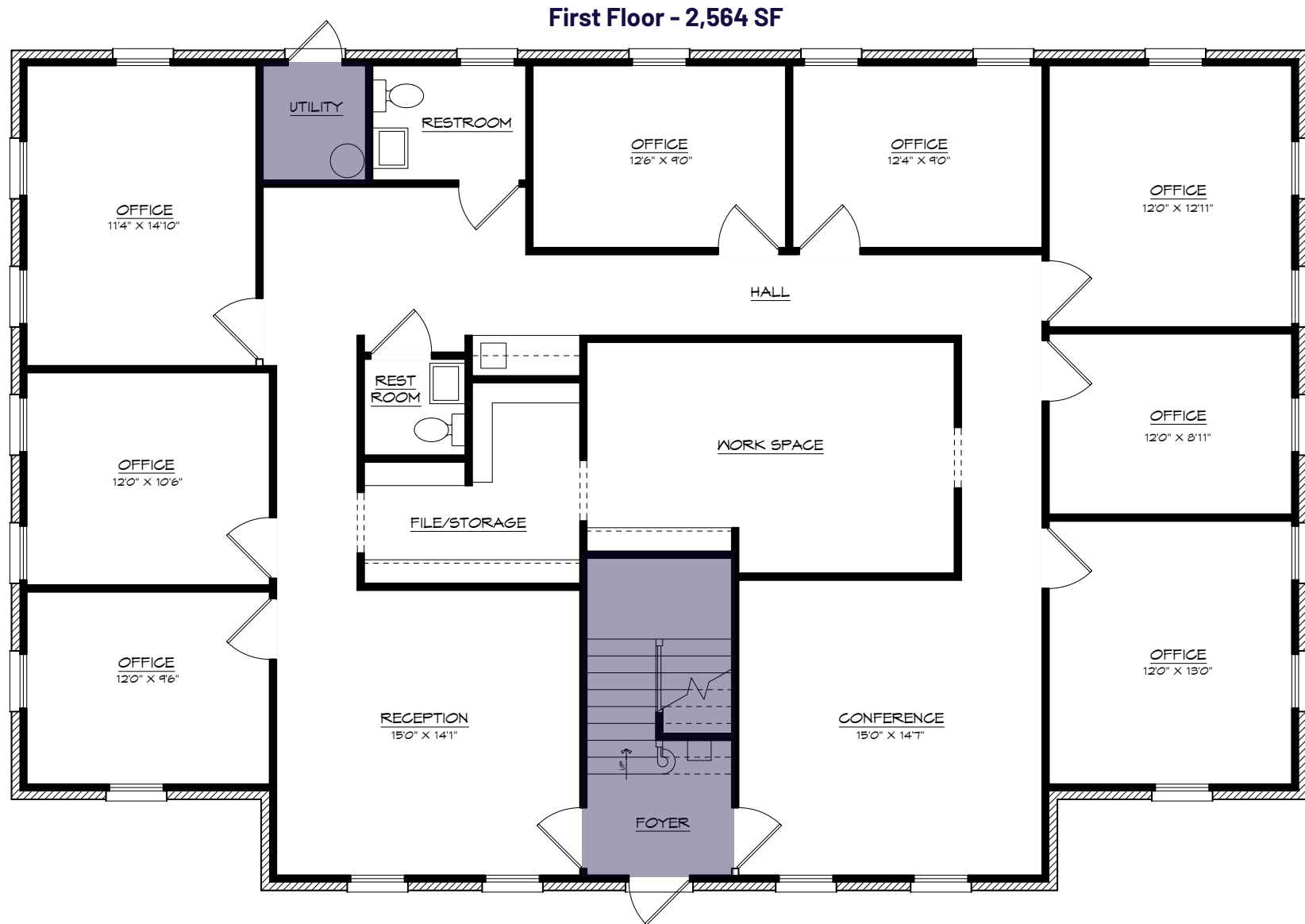
- 1st Floor: Units A & B For Sale
- Size: \pm 2,564 gross square feet
- Second generation office build-out
- 1st Floor is occupied by a tenant with an expired lease term
- Walking distance to Phillips Place & SouthPark Mall
- Rare opportunity to own in SouthPark
- Year built: 1985
- Zoning: office condominium (O-6 CD)
- Annual property taxes: \$6,671/yr.
- Annual condominium dues: \$7,012/yr.
- Property is part of the Colony on Fairview Condominium Association
- One-site parking: Approx. 4 spaces per 1,000 SF of Gross Building Area

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CONTACT:

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FLOOR PLAN: 1ST FLOOR



Unit A & B - 2,402 SF
Common Area - 128.7 SF
Utility - 33 SF

AREA OVERVIEW

