



## SERVICE GARAGE | FOR LEASE

2846 Sparta Avenue | Charlotte, NC

In-town Service  
Garage Building



2.4 MILES



1.1 MILES



2.6 MILES



3.4 MILES

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**MECA**  
COMMERCIAL REAL ESTATE



## PROPERTY DESCRIPTION

### SF\*

6,400 SF Metal Service Garage Building  
459 SF Office

### ACREAGE\*

0.415 Acres

### ZONED

ML-2

### FEATURES

- Backyard is fully fenced
- Graveled front and back parking area
- Six 12'x12' drive-in doors
- 16' Clear height
- LED Lights
- Heavy Power

### LEASE RATE

\$7,000 per month base rent  
\$500 per month for taxes and insurance

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.