

SALE

VILLA HEIGHTS NEIGHBORHOOD 4-PLEX

1917 Pegram St. Charlotte, NC 28205



PROPERTY DESCRIPTION

1917 Pegram Street forms a four-unit multifamily building on a parcel. Located near the popular NODA district and Lynx Blue Line, this property offers prime access to nightlife, dining, and transit, appealing to both short- and long-term tenants.

Fully renovated in 2020, each unit includes modern appliances, stackable washer/dryers, and furnishings from their use as corporate rentals. Outdoor amenities include green space and a fenced dog/play park. All units intentionally made vacant on October 31, 2025, allowing investors to reset leases and maximize income.

- **1917 Pegram**: Four units, 2 x 884 sf and 2 x 908 sf, 2 bed/1.5 bath in each unit
Pro Forma financials highlight strong long-term rental potential. With proximity to downtown and NODA's rising popularity, this turnkey portfolio offers flexibility, growth, and location-driven value.

PROPERTY HIGHLIGHTS

Peter Rieke

(704) 575-1993

OFFERING SUMMARY

Sale Price:	\$1,175,000
Number of Units:	4
Lot Size:	0.26 Acres
Building Size:	3,584 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	867	2,429	8,198
Total Population	1,578	4,402	15,108
Average HH Income	\$130,914	\$119,639	\$119,557



SALE

VILLA HEIGHTS NEIGHBORHOOD 4-PLEX

1917 Pegram St. Charlotte, NC 28205



Peter Rieke
(704) 575-1993

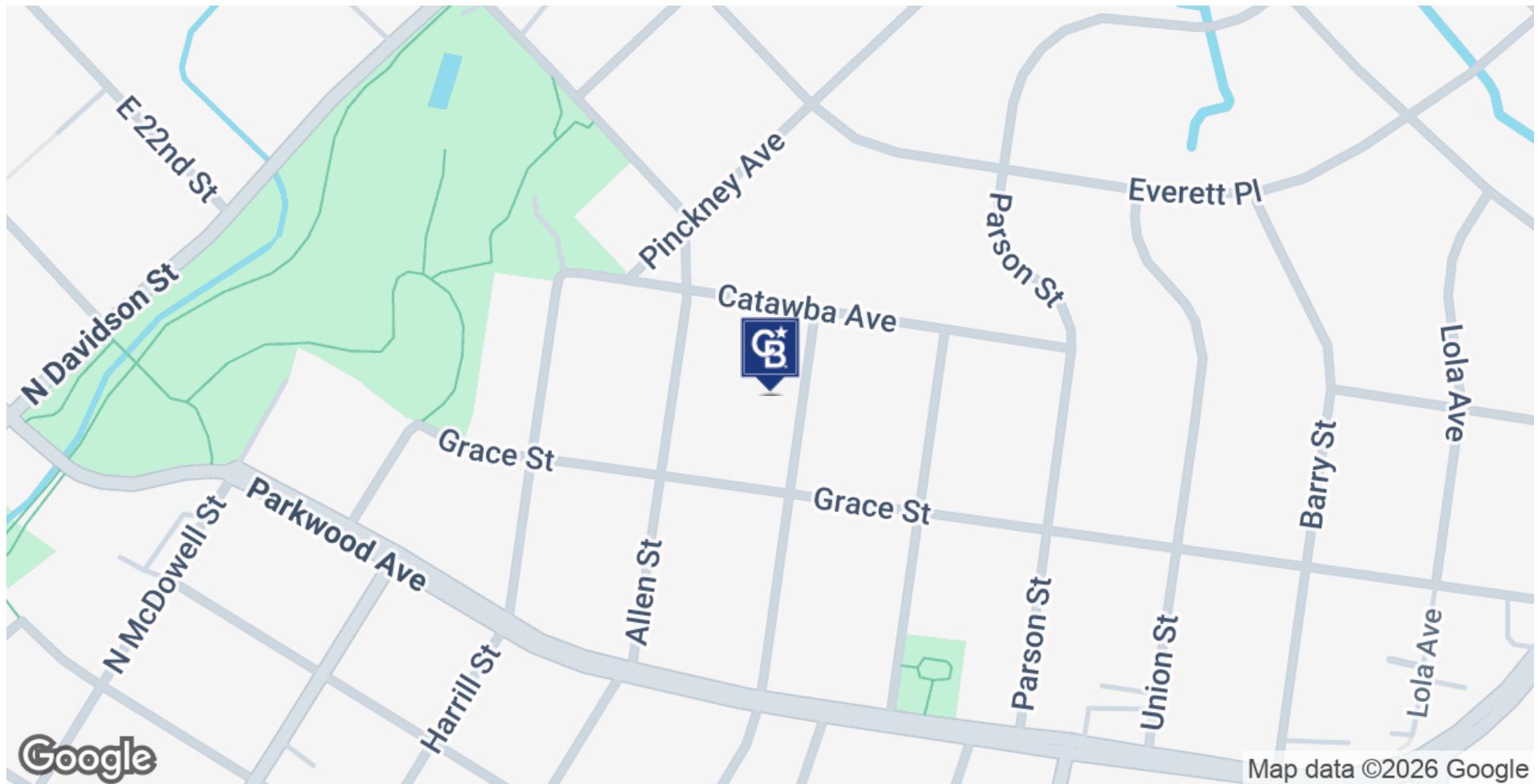
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER
COMMERCIAL**
REALTY

SALE

VILLA HEIGHTS NEIGHBORHOOD 4-PLEX

1917 Pegram St. Charlotte, NC 28205



Peter Rieke

(704) 575-1993



COLDWELL BANKER
COMMERCIAL
REALTY

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE

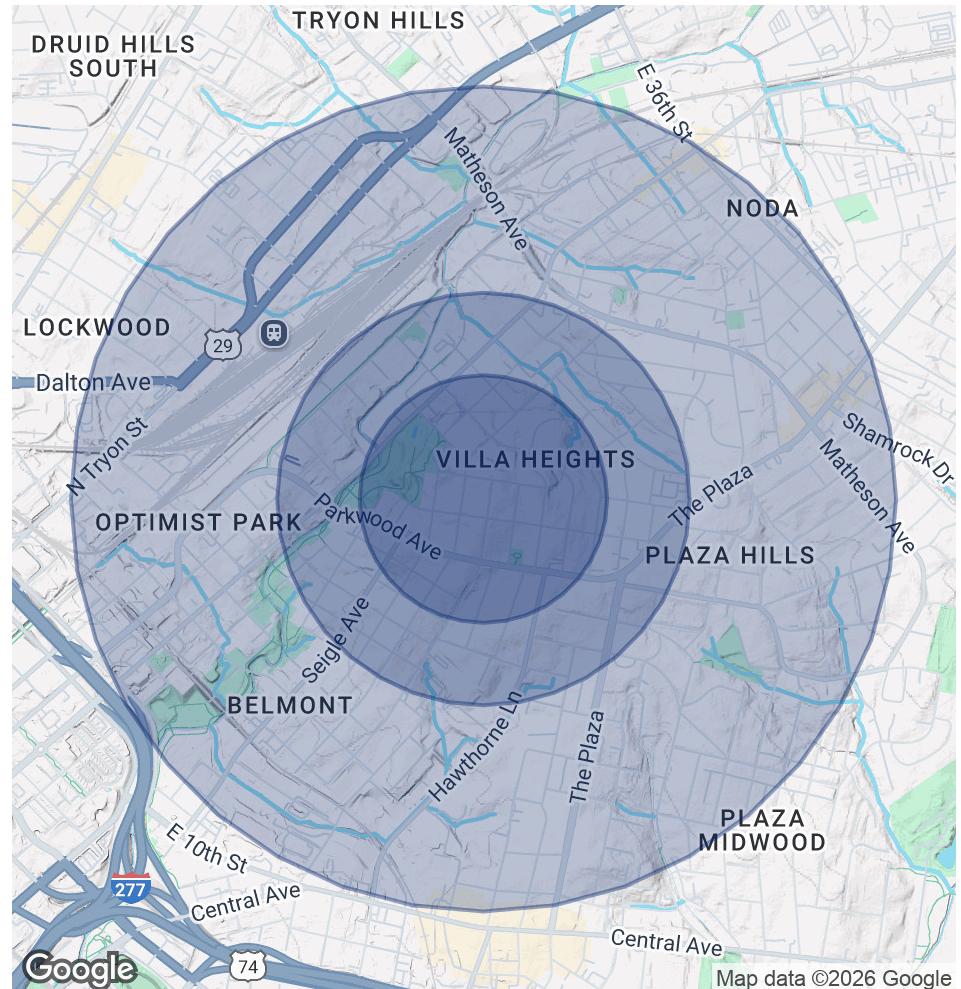
VILLA HEIGHTS NEIGHBORHOOD 4-PLEX

1917 Pegram St. Charlotte, NC 28205

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,578	4,402	15,108
Average Age	37	36	36
Average Age (Male)	37	36	35
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	867	2,429	8,198
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$130,914	\$119,639	\$119,557
Average House Value	\$592,393	\$550,031	\$570,567

Demographics data derived from AlphaMap



Peter Rieke
(704) 575-1993



SALE

VILLA HEIGHTS NEIGHBORHOOD 4-PLEX

1917 Pegram St. Charlotte, NC 28205



Peter Rieke
(704) 575-1993



©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.