

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

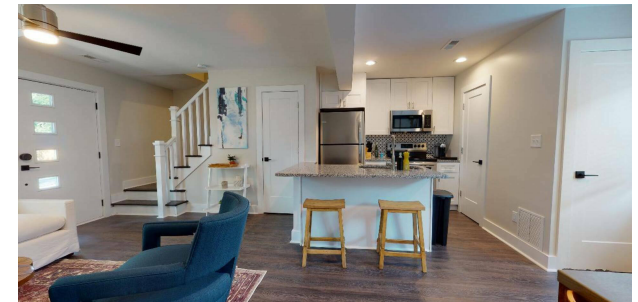
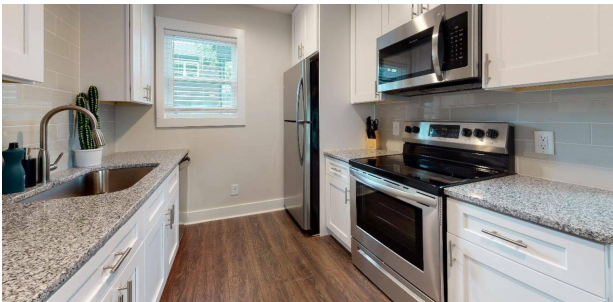
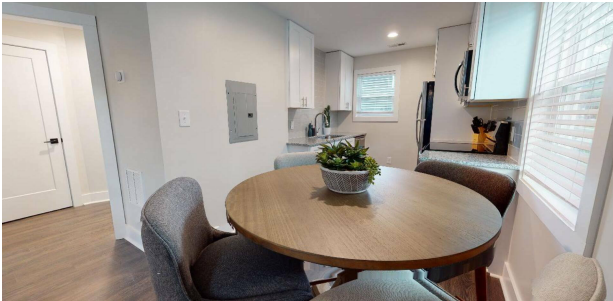


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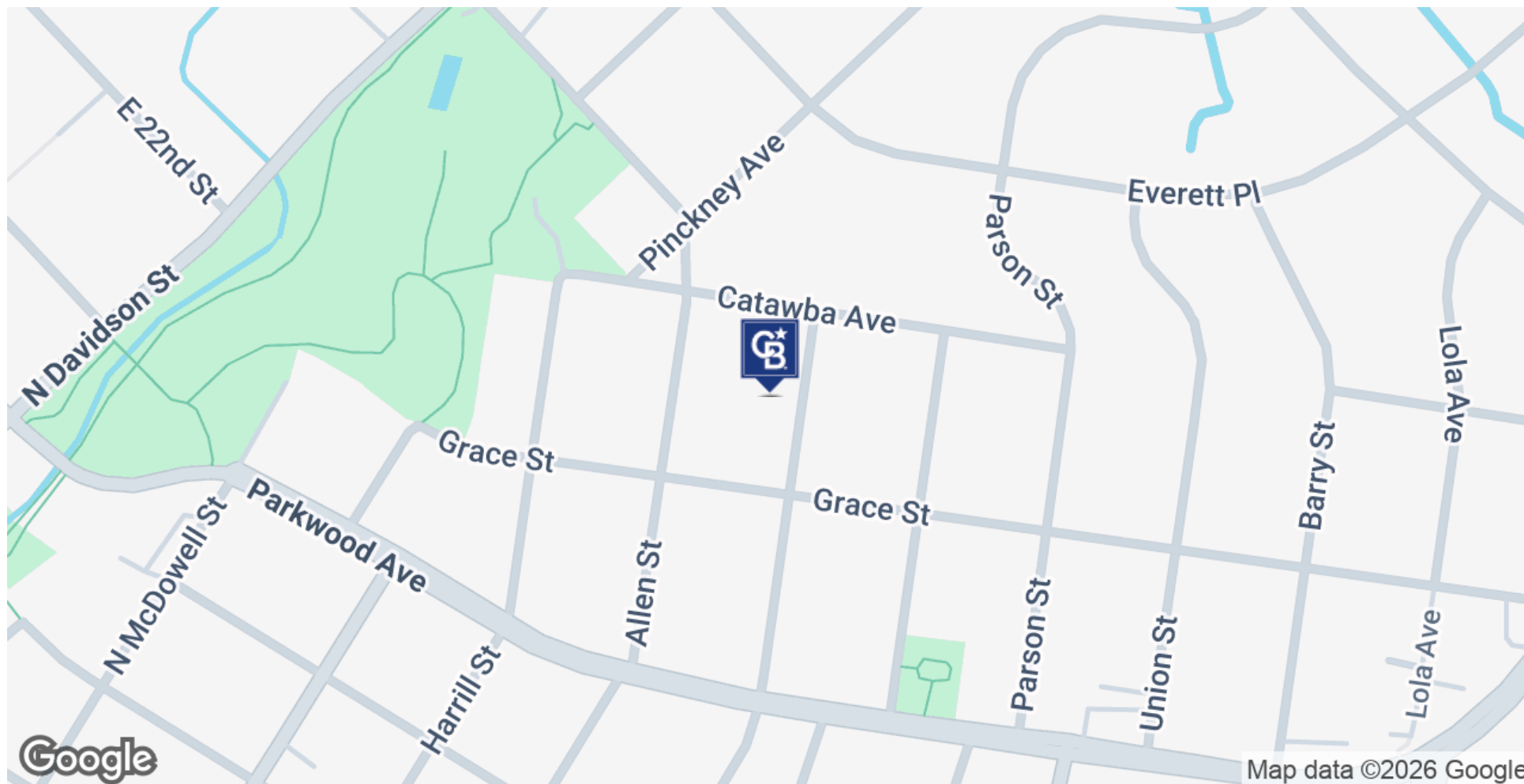
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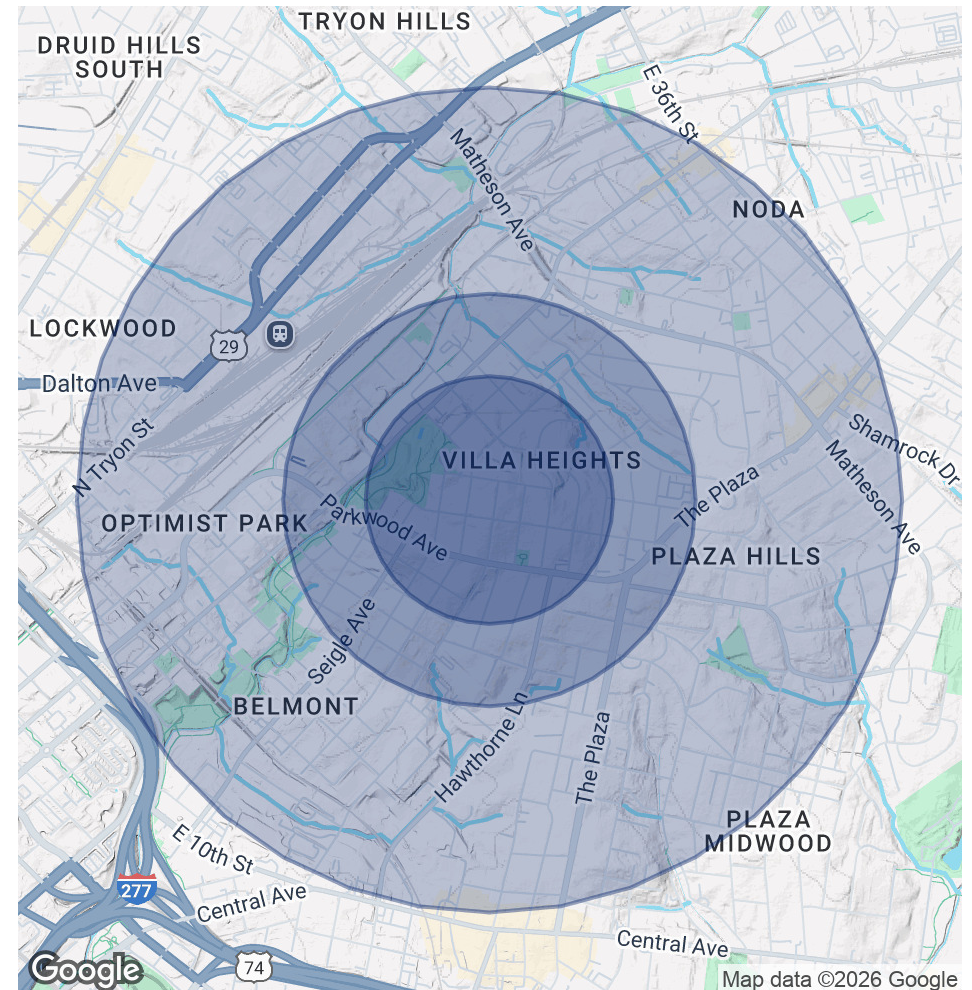
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,578	4,402	15,108
Average Age	37	36	36
Average Age (Male)	37	36	35
Average Age (Female)	37	37	36

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



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