

EFIRD BENTLEY INC

Commercial Real Estate

910-233-2699

100% LEASED
AVAILABLE FOR SALE
\$1,800,000.00
NOI: \$132,000.00

10701 McMullen Creek Parkway/Charlotte, NC 28266



- A total of 11,778 square feet located just off of Highway 51 in South Charlotte.
- The building sits on 1.22 acres and was built in 1996.
- The building has five independent units ranging in size from 1067 sf to 6000 sf.

Frank Efird Sr.

www.EfirdBentley.com

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INVESTMENT SUMMARY

Offering Price: \$1,800,000.00

NOI: \$132,000.00

Offering CAP Rate: 7.3%

Building Size: 11,778 sf

Rent Per SF: \$11.21/sf net

Price Per SF: \$152.83/sf

(Income, Expenses, leases & other confidential information furnished during inspection period when under contract)



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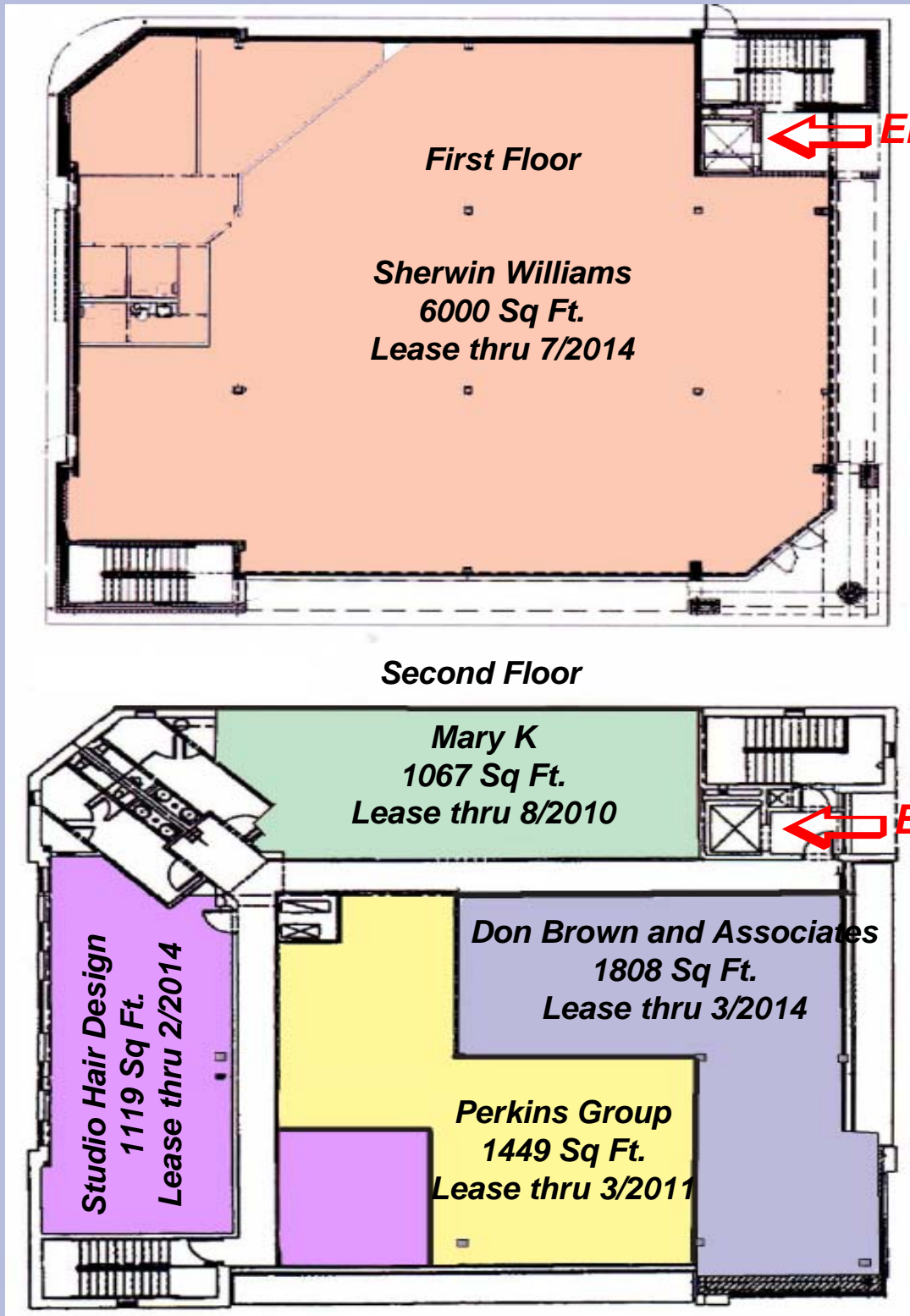
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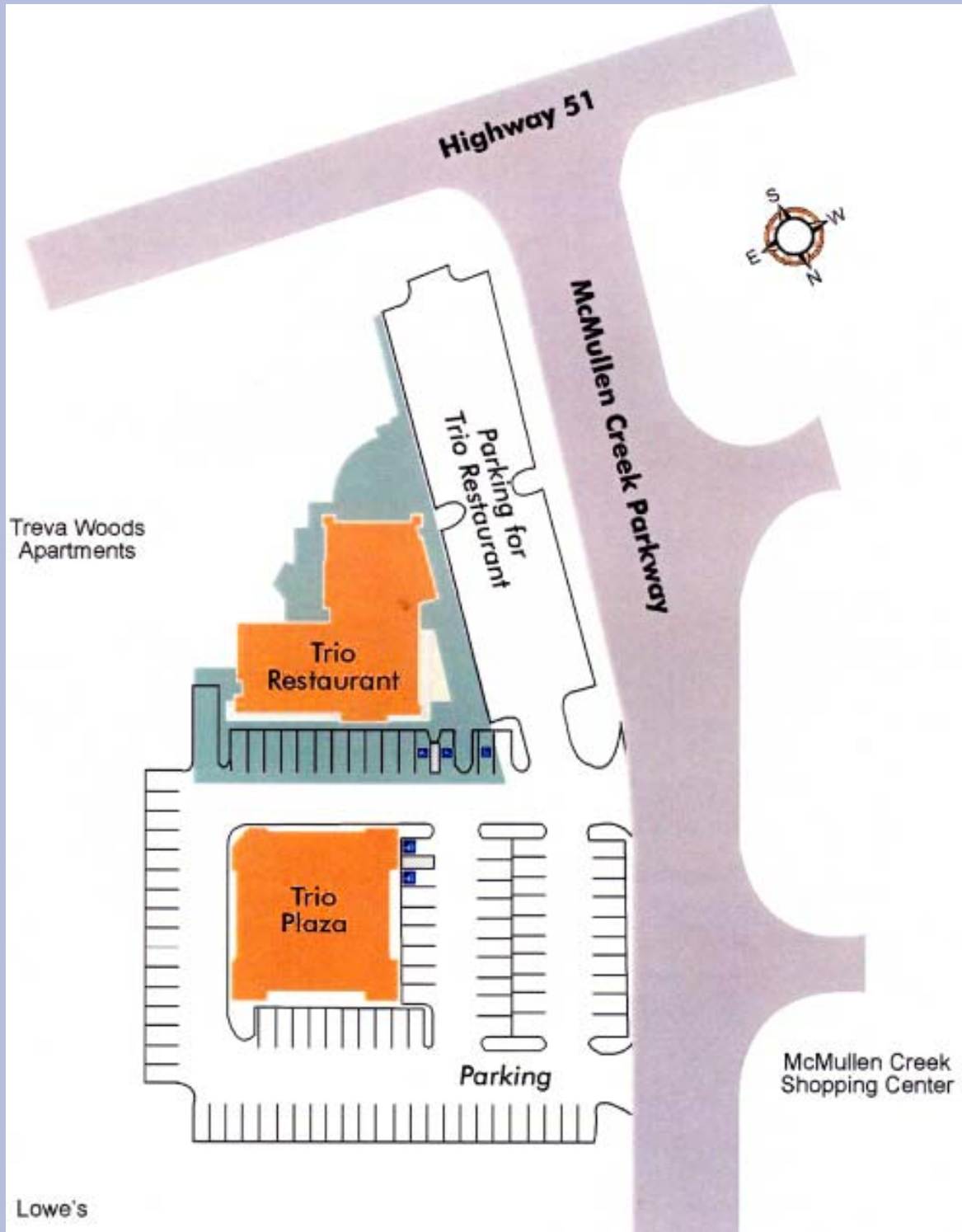


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10701 McMullen Creek Parkway/ Charlotte, NC

Address: 10701 McMullen Creek Parkway -- Charlotte, North Carolina
Adjacent to North Carolina Highway 51 (Pineville - Matthews Road)

Project Size: 11,778 Net Rentable Square Feet on 1.221 Acres

Rentable Area: Floor 1: 6,000SF
Floor 2: 5,778 SF

Year Built: Built 1996

Load Factor: Approximately 10%

Utilities: All utilities including municipal water/sewer, electricity, telephone service and natural gas are available to this site.

Easements: A thirty-foot wide sanitary sewer easement runs through the eastern portion of the property and there are stormwater lines along the northern property line with one running under the property from McMullen Creek Parkway.

Zoning: B-4, Highway Business District under the jurisdiction of the town of Pineville.

Structural Information: The foundation is composed of reinforced concrete footers and the building structure is a steel frame with a reinforced concrete floor system.

Roof: A rubber membrane roof cover over built-up insulation and a metal deck with bar joist supports.

Interior Finish: Drywall interior partitions, a suspended acoustic ceiling, carpeted floors in the office areas and hallway and ceramic tile in the washrooms. The first floor lobby area has ceramic tile and decorative carpeting.

Floors: 2

Parking: 103 spaces or 8.7 per 1000 RSF. Parking is offered on a surface parking lot. As a part of the building sale, a cross easement will be arranged with the neighboring restaurant.

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