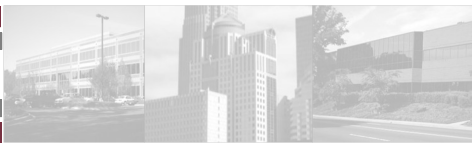




OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Office Condos for Sale



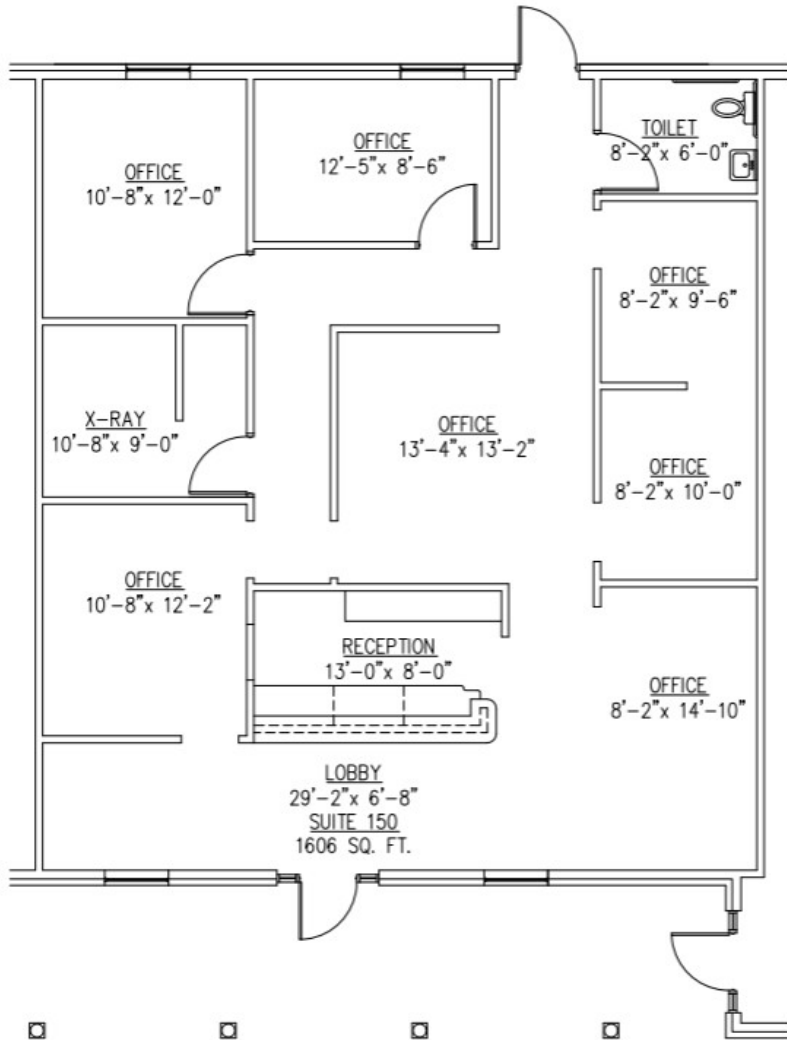
10027 Park Cedar Drive

- Four office condo units for sale individually or together near park road and Highway 51.
- \$345 per sq. ft.
- Condo dues \$2.65 per sq. ft. per year. Owner says no pending assessments and good reserves by condo association.
- 10027-150: 1,606 sf. **AVAILABLE** Leased at \$31,708.38 per year until August 31, 2027. Property taxes: see below *
- 10027-200: 1,394 sf **UNDER CONTRACT** for owner/occupant. Property taxes: see below*
- *Units 150 and 200 were deeded together on one deed and the property taxes are \$4,809.31 for both units. Owner has legally separated the deeds on the unit. So taxes will be prorated.

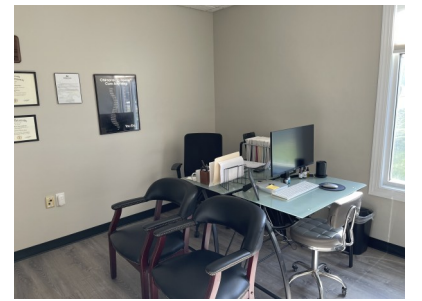
Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

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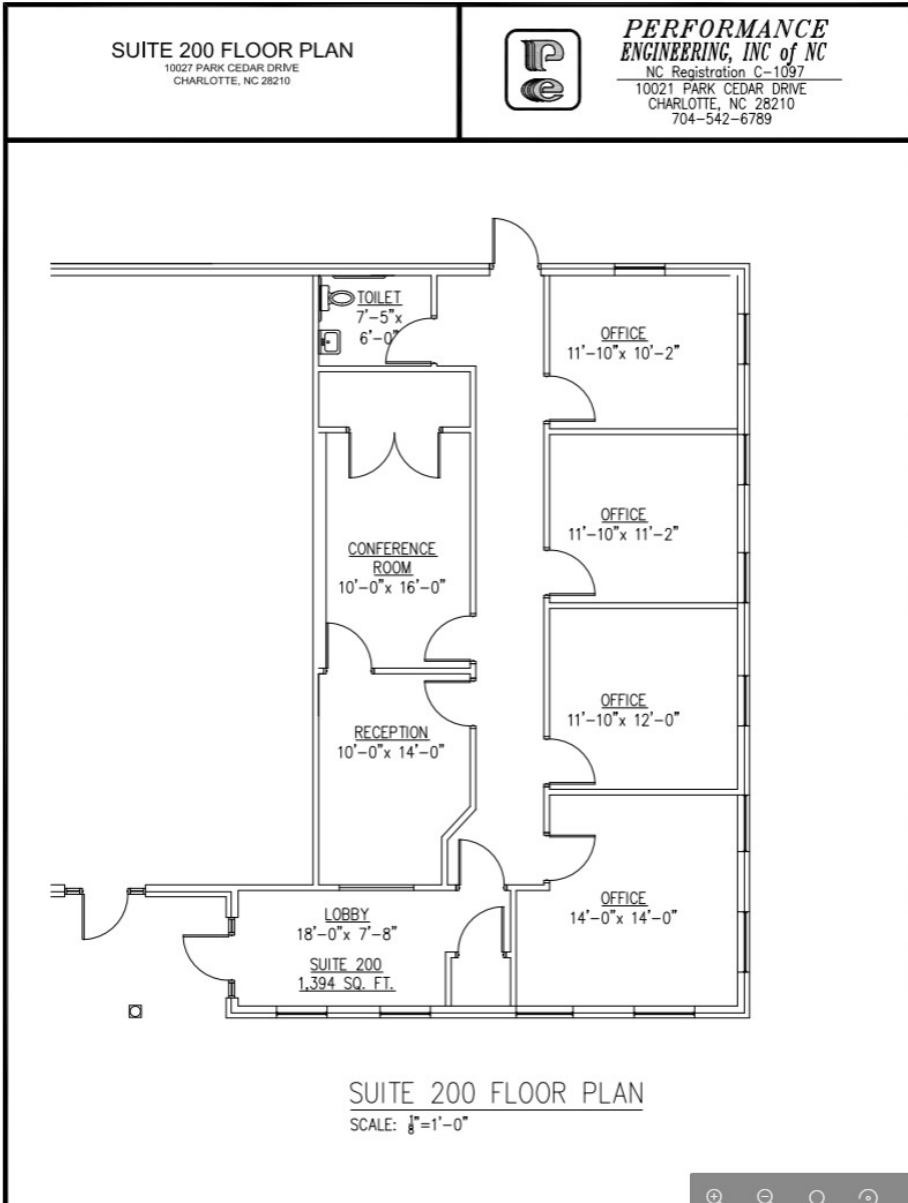
10027-150



SUITE 150 FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



10027-200





Park Road>>

Highway 51