

**6917 Shannon Willow  
Rd #100 and #300**

**Charlotte, NC 28266**

**OFFICE CONDO  
FOR SALE OR LEASE**



**MEDICAL OR OFFICE USE**

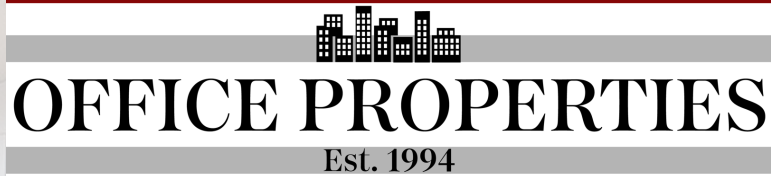
## **ABOUT PROPERTY**

- Remarkable office condo for sale or lease in the heart of south Charlotte.
- Exceptional layout primarily suited for medical office space.
- Well maintained space with multiple restrooms.
- Ample parking throughout the exterior.

## **PROPERTY DETAILS**

- 4,500 SF For sale or for lease.
- \$350 PSF For sale price.
- \$25.50 PSF For lease (NNN).
- Operating Expenses paid by tenant except for condo dues (Lease)
- Located conveniently off Highway 51.

6917 Shannon Willow  
#100 #300 Charlotte, NC 28256



## PROPERTY CONTACTS:

ALL AGES VISION CARE

**John Stipp**

**[John@CharlotteOfficeSpace.com](mailto:John@CharlotteOfficeSpace.com)**

**704-540-1620**

**Jackson Stipp**

**[Jackson@CharlotteOfficeSpace.com](mailto:Jackson@CharlotteOfficeSpace.com)**

**704-907-5074**

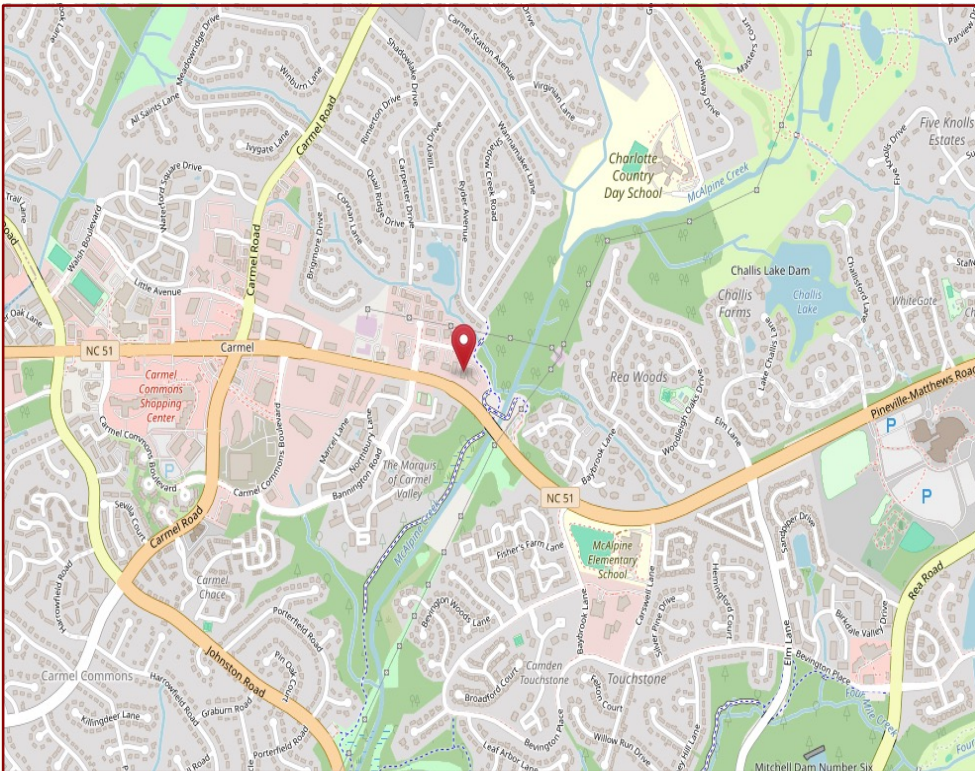
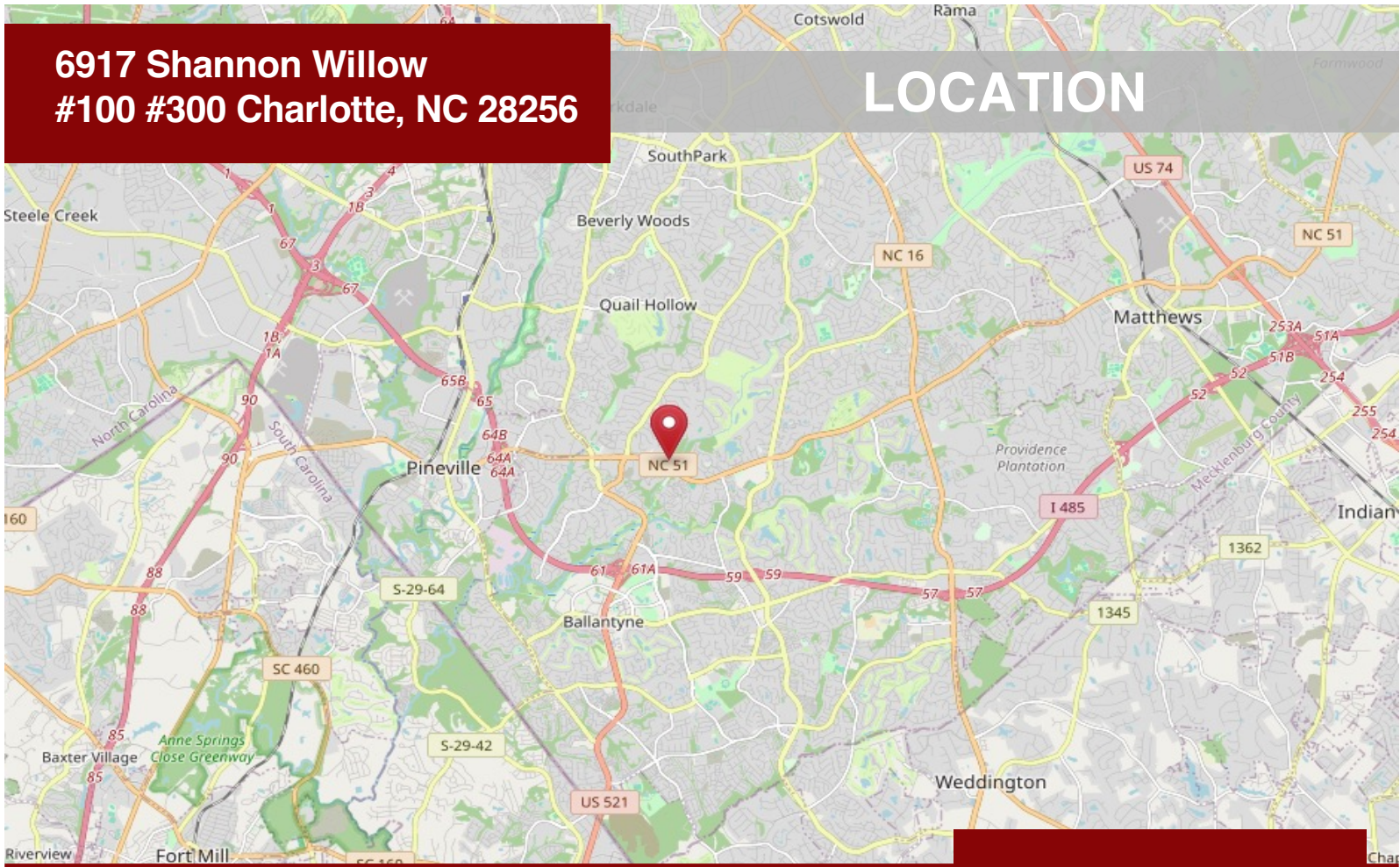
**CHARLOTTEOFFICESPACE.COM**

**8508-124 Park Rd, Charlotte, NC 28210**

The information contained herein has been obtained from sources deemed reliable, but we make no guarantees, warranties, or representations as to the completeness or accuracy thereof.

**6917 Shannon Willow  
#100 #300 Charlotte, NC 28256**

# LOCATION



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**LOCATED IN SOUTH  
CHARLOTTE OFF  
HIGHWAY 51**



**AVAILABLE  
NOW**



**MEDICAL  
OFFICE**



**AVAILABLE SF  
4500**

# FINANCIALS

## Financials

### Condo Dues:

Unit 100: \$1,859.57

Unit 300: \$928.91

Per Quarter: \$2,788.48

### Taxes:

Unit 100: \$4,988.80

Unit 300: \$2,729.04

Total: \$7,718.20 per year



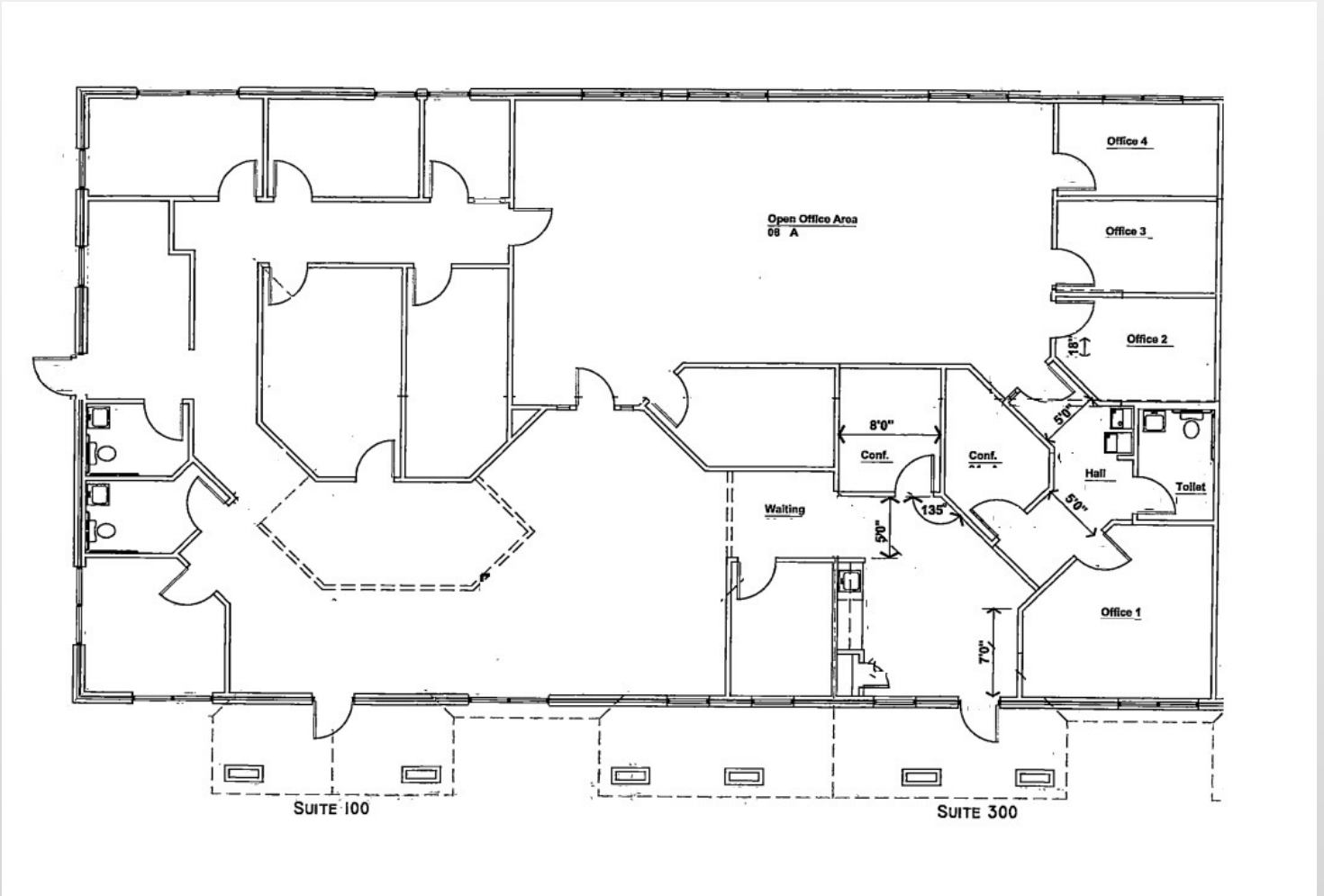
**OFFICE PROPERTIES**

Est. 1994

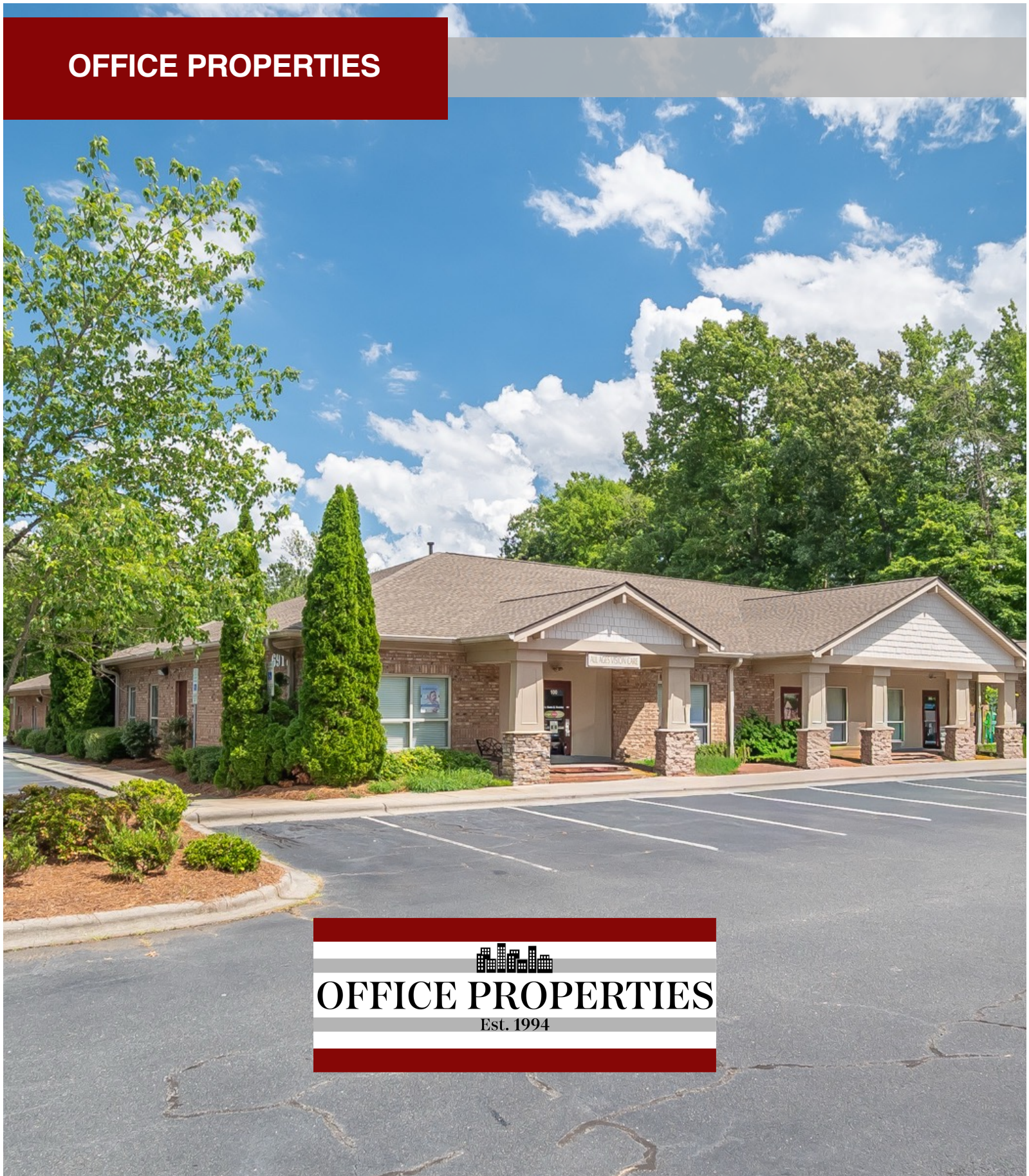
## For More Information:

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# OFFICE PROPERTIES



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