



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

1.8 acres with twin 8,125 sq. ft bldgs for Sale

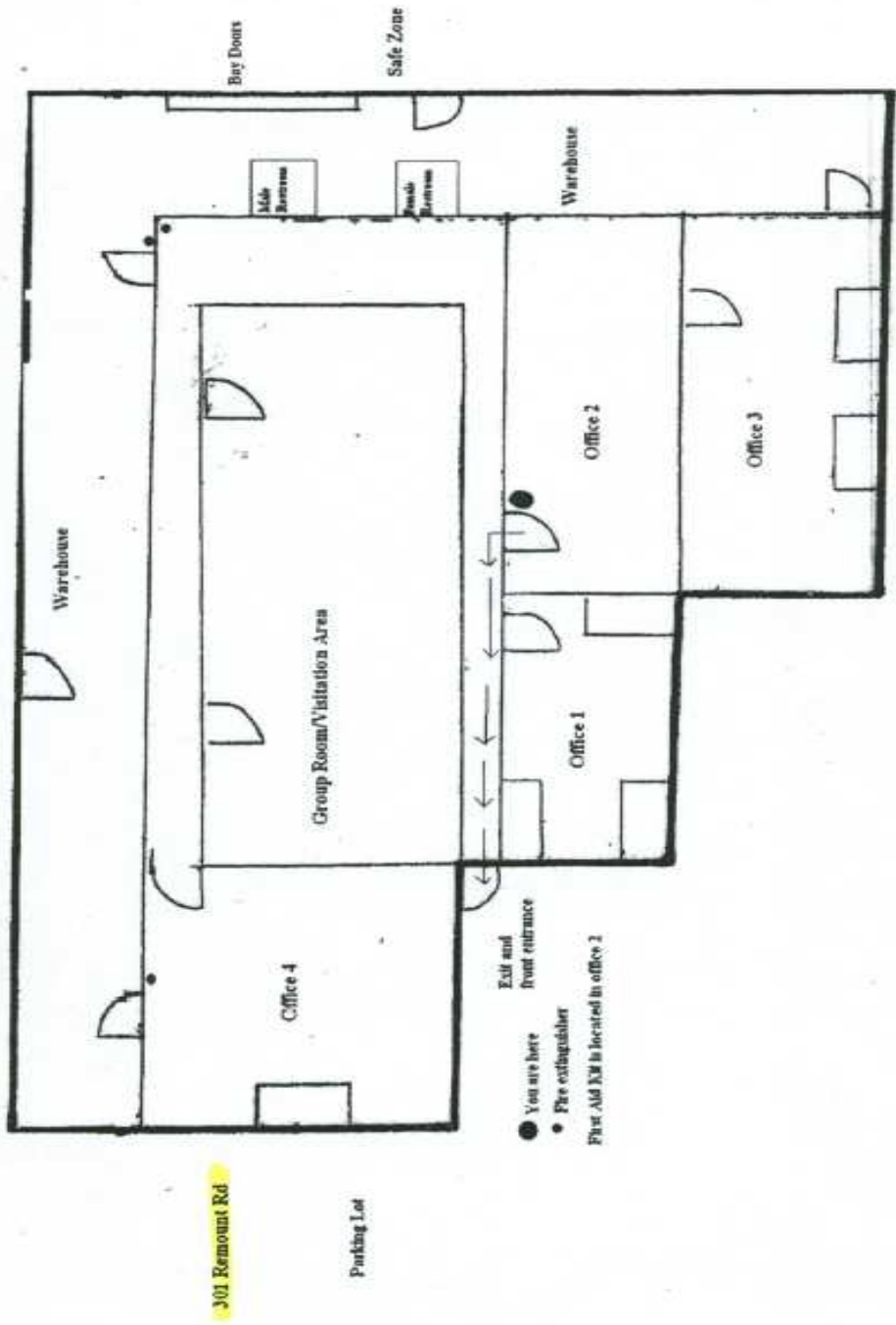


301 and 309 Remount Road

- **Twin 8,125 sq. ft. buildings (one has warehouse area / the other is all office)**
- **1.8 acres**
- **Zoned TOD-M**
- **\$2,000,000 purchase price.**
- **Income producing cell tower on small back portion of land with lease until 2020 and cancellable options beyond 2020.**
- **See next pages for floorplans, tax sheets, survey, and aerials.**
- **Possible uses include city counter, office, flex, medical clinic or redevelopment.**

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.

301 Remount (left building)
 Sketch of Floorplan



301 Remount Rd

Parking Lot

309 Remount Floorplan





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Parcel Information

Parcel ID	Account	Parent	Previous
14701186	EXEMPT		

Owner(s)

Owner Name	Mailing Address	City/State
MCLEOD ADDICTIVE DISEASE FOUNDATION INC	515 CLANTON RD	CHARLOTTE NC 28217

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
LI M 21-202	CHARLOTTE		DOWNTOWN DISTRICT 4	CITY OF CHARLOTTE	0

Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
222100	143200	6500	371800	CHARITABLE	1999	1/1/2015	371800

Sales Information

Sale	Price	Stamps	Quality	VI	Type	Legal Ref.	Grantor
Jul 8 1997	400000			IMP	DEED STAMPS	09143-899	CODDINGTON-PIERCE CO

Land Use

Use	Units	Type	Neighborhood	Assessment
I500	40921	SF	IN01	143200

Building Information

Bldg	Description	Type	Year	Property Location
1	R A PIERCE Warehouse	PREFAB WHSE	1985	301 REMOUNT RD CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY		8125	8125	SLAB-ABV GRD	MODULAR MTL-	GOOD 03	222100

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AB-NO-DUCT	GAS		AC-NONE	4	0	0		0

Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	5656
1	OFFICE - GOOD	2469

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 47.00%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1985	CONC PAVING	1	8200	6500

Notes

Tax Year	Notes	Note Date

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Feb 20 1998	1998	Countywide Revaluation	365390	
Jan 2 1991	1991	Countywide Revaluation	308760	



Real Estate Lookup

[Print](#)[Close](#)**Parcel Information**

Parcel ID	Account	Parent	Previous
14701184	EXEMPT		14701184

Owner(s)

Owner Name	Mailing Address	City/State
MCLEOD ADDICTIVE DISEASE FOUNDATION INC	515 CLANTON RD	CHARLOTTE NC 28217

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
I2-A M40-433	CHARLOTTE		DOWNTOWN DISTRICT 4	CITY OF CHARLOTTE	0.88

Total Parcel Assessment

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
257000	213900	6500	477400	CHARITABLE	2004	1/1/2016	477400

Sales Information

Sale	Price	Stamps	Quality	VI	Type	Legal Ref.	Grantor
Nov 3 2003		1270	UNDER REVIEW	IMP	MULT LISTING	16383-710	CODDINGTON, WILLIAM I
Jan 31 2000	0			IMP	DEED STAMPS	11056-720	CODDINGTON ENTERPRIS

Land Use

Use	Units	Type	Neighborhood	Assessment
B600	38202.12	SF	IND1	213900

Building Information

Bldg	Description	Type	Year	Property Location
1	Warehouse	PREFAB WHSE	1985	309 REMOUNT RD CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	8125	8125	SLAB-ABV GRD	MODULAR MTL -	GOOD 03	257000

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR- NO-DUCT	GAS		AC-NONE	8	0	0		0

Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	3024
1	OFFICE - GOOD	3821
1	BASE (FIRST FLOOR)	1280

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 47.00%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1985	CONC PAVING	1	8200	6500

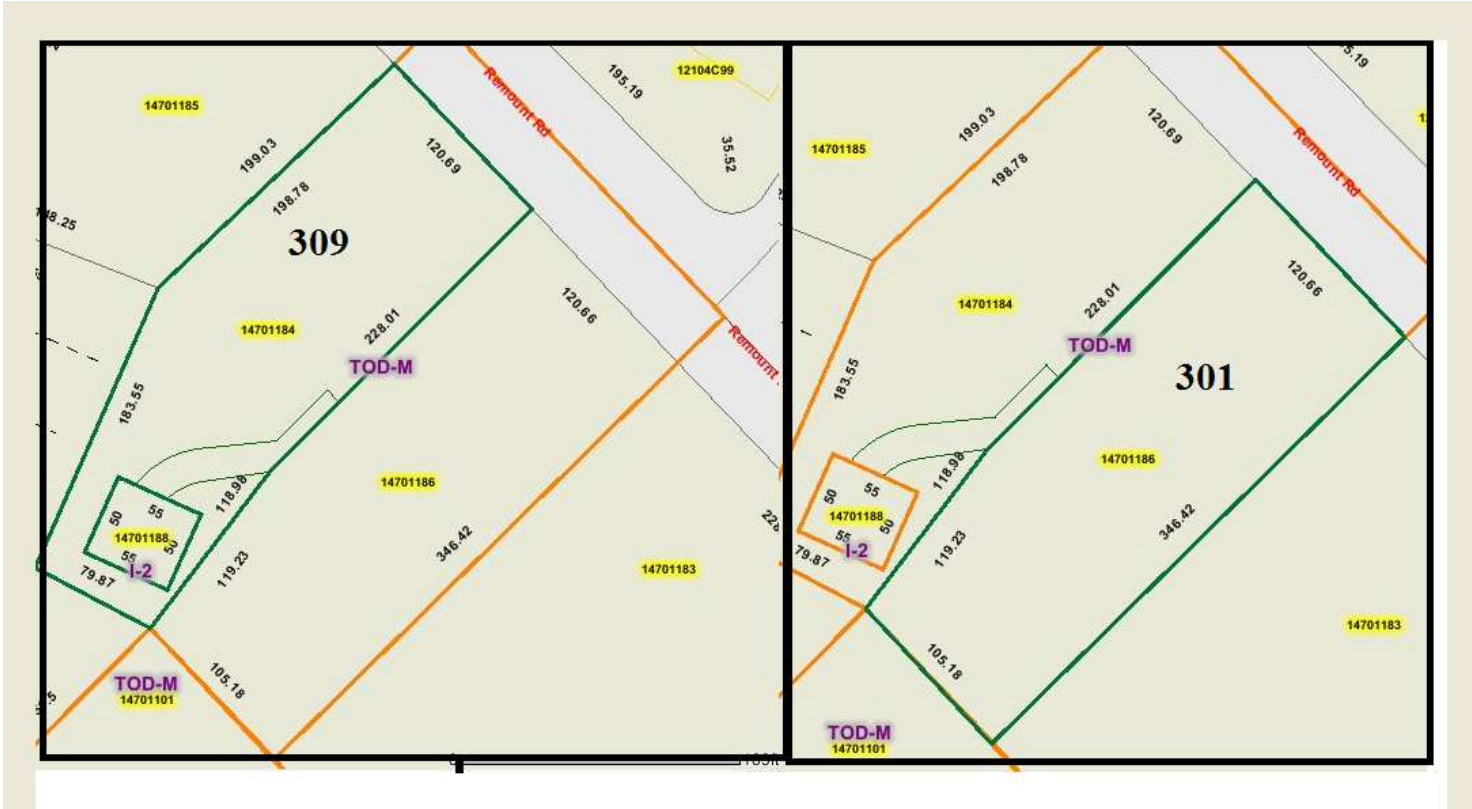
Notes

Tax Year	Notes	Note Date
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2003	2003	Countywide Revaluation	530600	0
Feb 20 1998	1998	Countywide Revaluation	386210	
Jan 2 1991	1991	Countywide Revaluation	344970	

Parcels showing dimensions and zoning.
Note: Cell tower land is zoned I-2



Survey



LEGEND

ch	chord
LR	curve length & radius
s.f.	squares feet (by coordinates)
LPN	iron survey stake
conc.	concrete
a/c	air conditioner
sp	parking space
MB	record map and deed references
light pole	light pole
power pole	power pole
gas valve	gas valve
gas anchor	gas anchor
catch basin	catch basin
water meter	water meter
water valve	water valve
fire hydrant	fire hydrant
sanitary sewer manhole (SSMH)	sanitary sewer manhole (SSMH)
gas meter	gas meter
storm drain manhole (SDMH)	storm drain manhole (SDMH)
electric manhole	electric manhole
underground gas line	underground gas line
underground telephone line	underground telephone line
water line	water line
sanitary sewer line	sanitary sewer line
underground electric	underground electric
reinforced concrete pipe	reinforced concrete pipe
Handicapped-accessible space	Handicapped-accessible space



THIS SURVEY IS CERTIFIED TO ONLY THE PERSONS OR ENTITIES SHOWN IN THE TITLE BLOCK BELOW. THIS IS TO CERTIFY THAT THIS SURVEY IS BASED UPON MY BEST KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY DOES NOT REFLECT A COMPLETE TITLE EXAMINATION. PRECISION IS GREATER THAN 1:10,000.

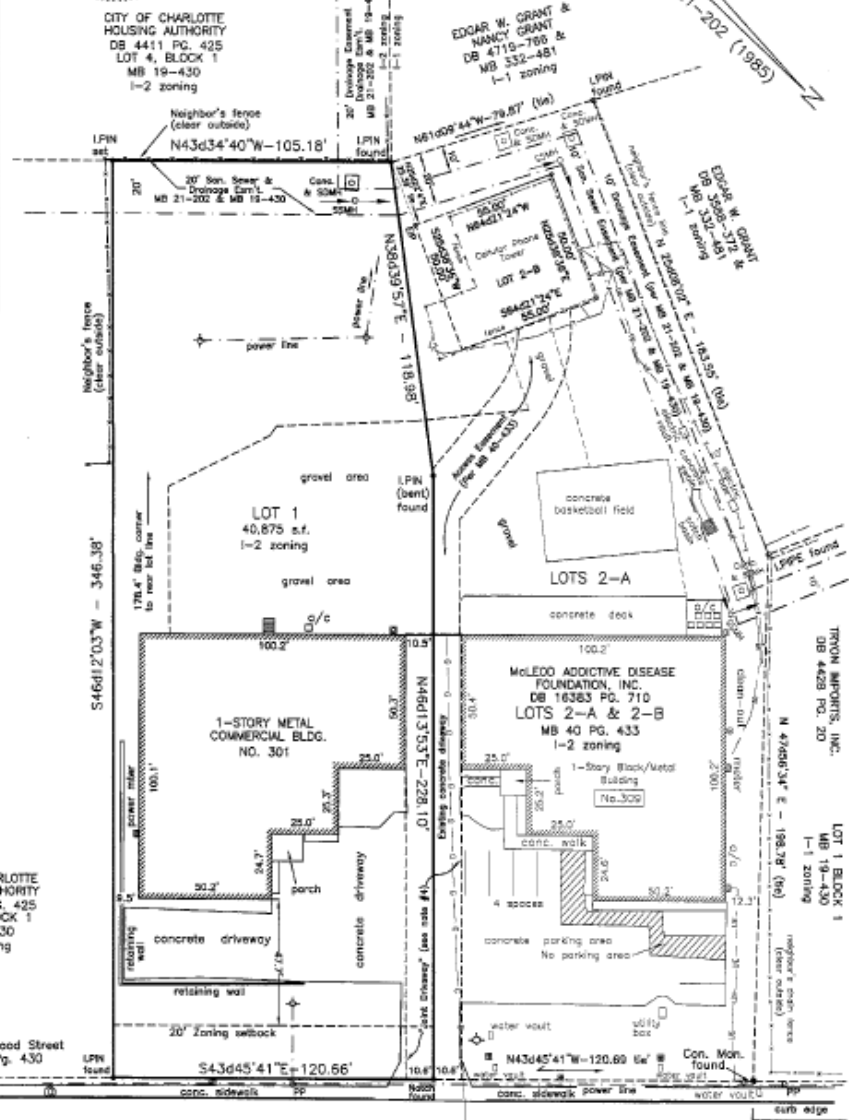
Andrew G. Zoutewelle
3/13/2007

General notes (cont.)

5. The locations of Sanitary Sewer Manholes (SSMH), and Storm Drain Manholes (SDMH), as shown, are based on surface observations, at the time of this survey.

6. This property is zoned I-2 (Industrial district) as per Mecklenburg County GIS. The standard setbacks of I-2 zoning are as follows:
 • Minimum 20' side setbacks required, but if one is provided, it must be a minimum of 5 feet.
 • This survey does not reflect a zoning analysis. Development of this property is subject to the approval of the City of Charlotte.

7. Area of this property, as shown, is computed by coordinates.



- General Note:**
- Source of title of this property is recorded in Deed Book 9143 Page 899. This property is known as Lot 1 recorded in Map Book 21 Page 202. See also Map Book 19 Page 430.
 - Tax I.D. number of this property is: 147-011-95, as per Mecklenburg County GIS.
 - This survey does not reflect complete utility locations. Contact the NC One-Call Utility Locating Center at 1-800-632-4849 before any design or construction is begun.
 - This survey does not reflect a complete title examination, which may reveal restrictions, easements or other matters of title. See easements recorded in Map Book 21 Page 202 & MB 19 Page 430. See The "Joint Driveway", as shown, recorded in Deed Book 5148 Page 733, and Deed Book 5155 Page 32.

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PHYSICAL SURVEY OF
LOT 1 THE WILLIAM I. CODDINGTON, JR.
CHARLOTTE, MECKLENBURG COUNTY, N.C.
For McLEOD ADDICTIVE DISEASE FOUNDATION, INC.
 Description taken from Map Book 21 Page 202
 Scale 1" = 40' March 02, 2007
A. G. ZOUTEWELLE, P.A.
 1418 East Fifth Street Charlotte, NC 28204
 Ph: 704-372-9444 FAX: 704-372-9555

