



OFFICE PROPERTIES



[www.CharlotteOfficeSpace.com](http://www.CharlotteOfficeSpace.com)

## Office Building for Sale or Lease



### 3114 Monroe Road

- 2,400 square feet (by outside measurements)
- Parking in front (10 spaces)
- Zoned I-2 which allows multiple uses
- Currently built out as office space
- \$375,000 purchase price
- \$3,132 per month lease rate (net of utilities and janitorial)
- See site plan, survey, next pages



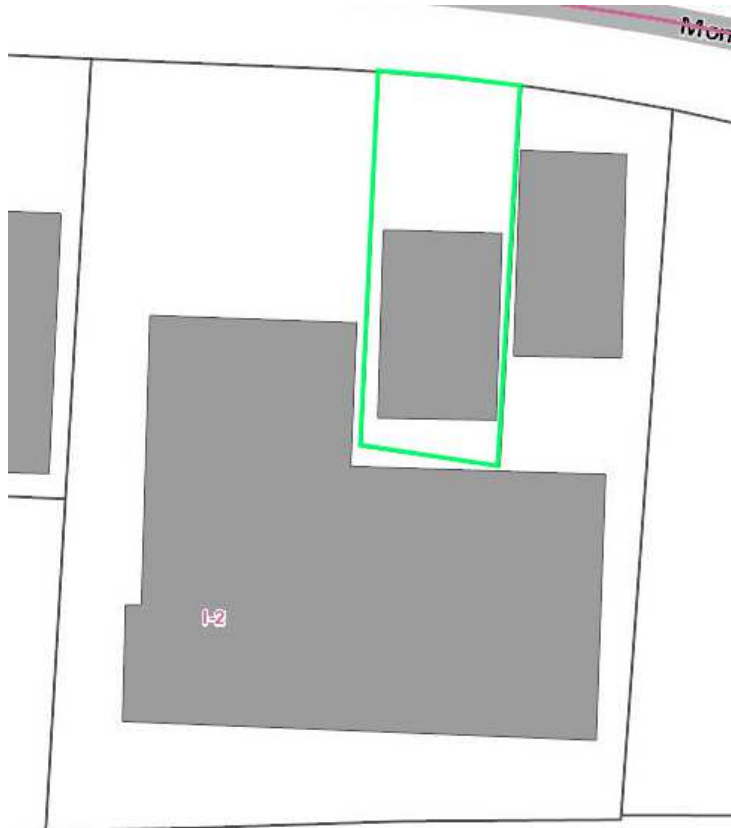
Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

John Stipp – Office Properties

8508 Park Road #131, Charlotte, NC 28210

(704) 540-1260

[john@charlotteofficespace.com](mailto:john@charlotteofficespace.com)



0-3199



certify that on the 31st Day of SEPTEMBER 1955  
 under my supervision from an actual survey made  
 that this survey was performed in Class A Urban Land Survey  
 that the ratio of precision is 1:10,000 and there are  
 monuments or way across property lines except as shown

SIGNED  
 STEPHEN B. MULLINS PLS  
 N.C.P.L.S. L-3059  
 S.C.R.L.S. 10780



# MONROE ROAD

PUBLIC R\W VARIES



PHILIP MORRIS SMITH  
 DB 365-5986

PHILIP MORRIS SMITH  
 DB 451-5415

PHILIP MORRIS SMITH  
 DB 365-5986

### LEGEND

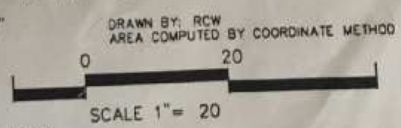
- P.D.E. PUBLIC DRAINAGE EASEMENT
- E.I.P. EXISTING IRON PIPE
- O.H.P.L. OVERHEAD POWER LINE
- CM CONCRETE MONUMENT
- PPOLE POWER POLE
- PB TRANSFORMER
- PHONE TELEPHONE BOX
- NRB NEW REBAR
- ERB EXISTING REBAR
- ERB-BC ERB AT BC
- ERB-BC FENCE LINE
- LPole LIGHT POLE
- MH MANHOLE
- CATV CABLE TV BOX

The subject property is not located within  
 a Special Flood Hazard Area according to  
 Flood Insurance Rate Map.  
 Community Panel No. 370159-0014B  
 Effective Date 2-25-82

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1460.93'	50.60'	25.30'	50.60'	N 79°54'40" W	01°59'04"

**PHYSICAL SURVEY**  
 LOT 2, BLOCK C, J.J. HARRILL PROPERTY  
 CITY OF CHARLOTTE  
 MECKLENBURG CO., NORTH CAROLINA  
 STREET ADDRESS: 3114 MONROE ROAD  
 TAX PIN: 159-013-14  
 OWNED BY: CHARLES D. KISER & WF. NANCY N. KISER  
 CONVEYED TO: KENNETH REX PERKINS & WF. ALISHA B. PERKINS

PREPARED BY:  
**STEPHEN B. MULLINS AND ASSOCIATES, P.A.**  
 REGISTERED LAND SURVEYORS



99650

DEED BOOK 4906 PAGE 055

3126 MILTON RD. SUITE 222A  
 CHARLOTTE N.C. 28215

(704)563-0566