

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

Charlotte, NC 28266

**OFFICE CONDO
FOR SALE OR LEASE**



MEDICAL OR OFFICE USE

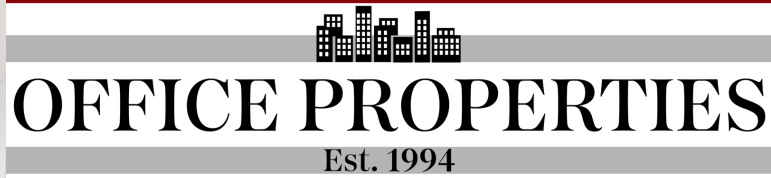
ABOUT PROPERTY

- Remarkable office condo for sale or lease in the heart of south Charlotte.
- Exceptional layout primarily suited for medical office space.
- Owner-occupied since 2026.
- 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

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Jackson Stipp

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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.

Property Details

Property Details

- Owner occupied since 2006
- Security system: video and alarm
- New roof installation: 2025
- Business signage on Highway 51
- Ample parking with handicapped spaces
- Double insulation in attic space
- Medical electrical outlets (20 amp outlets)
- Medical grade HVAC and Ventilation
- Eleven private treatment rooms
- Four treatment rooms with sinks
- Custom cabinetry throughout
- Three ADA compliant restrooms


OFFICE PROPERTIES
Est. 1994

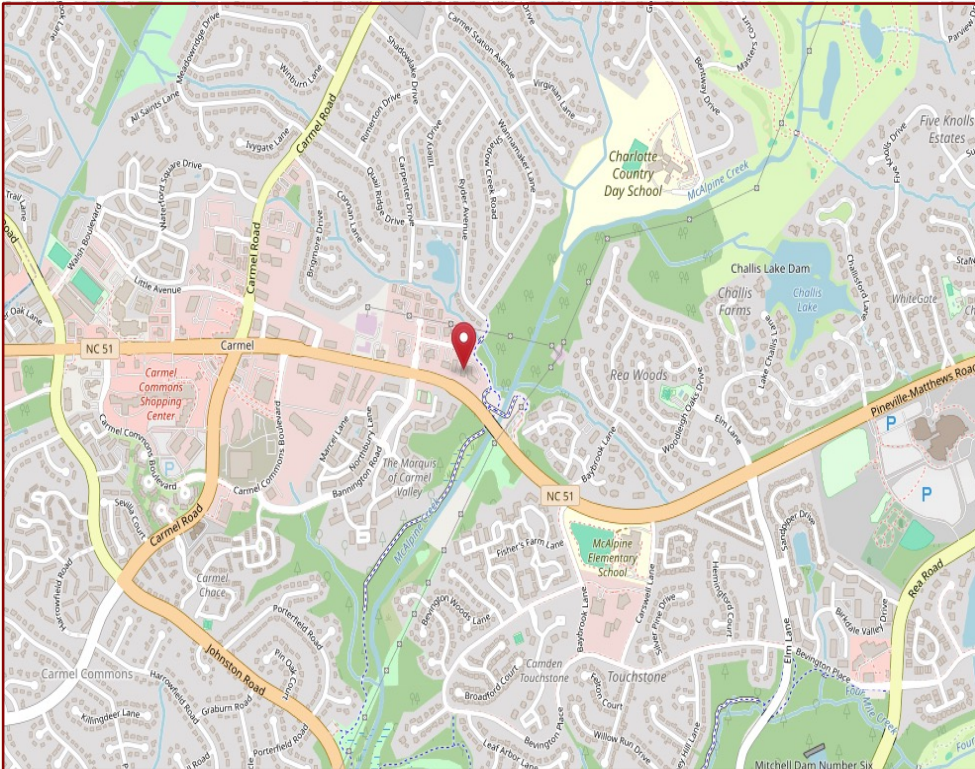
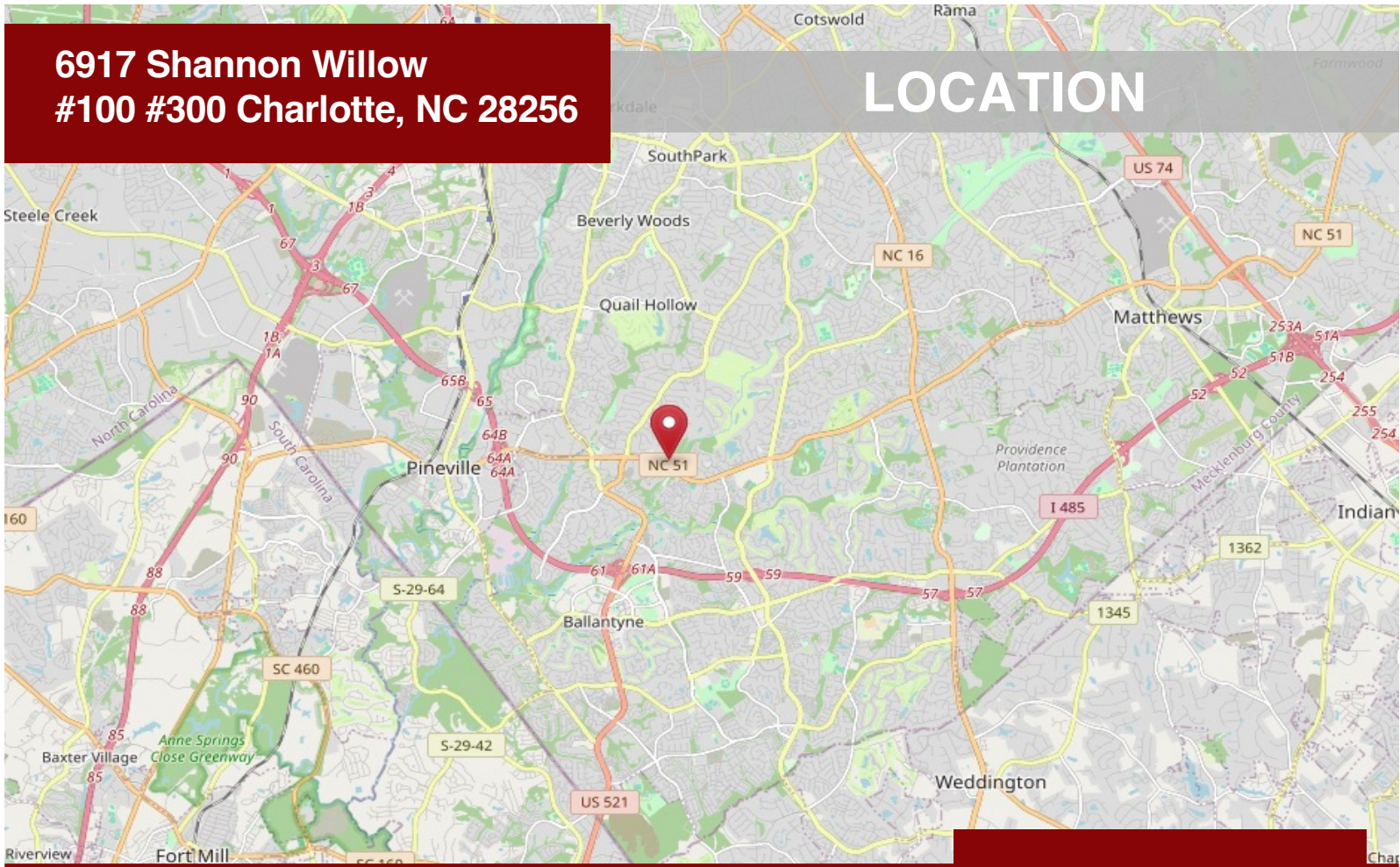
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LOCATION



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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



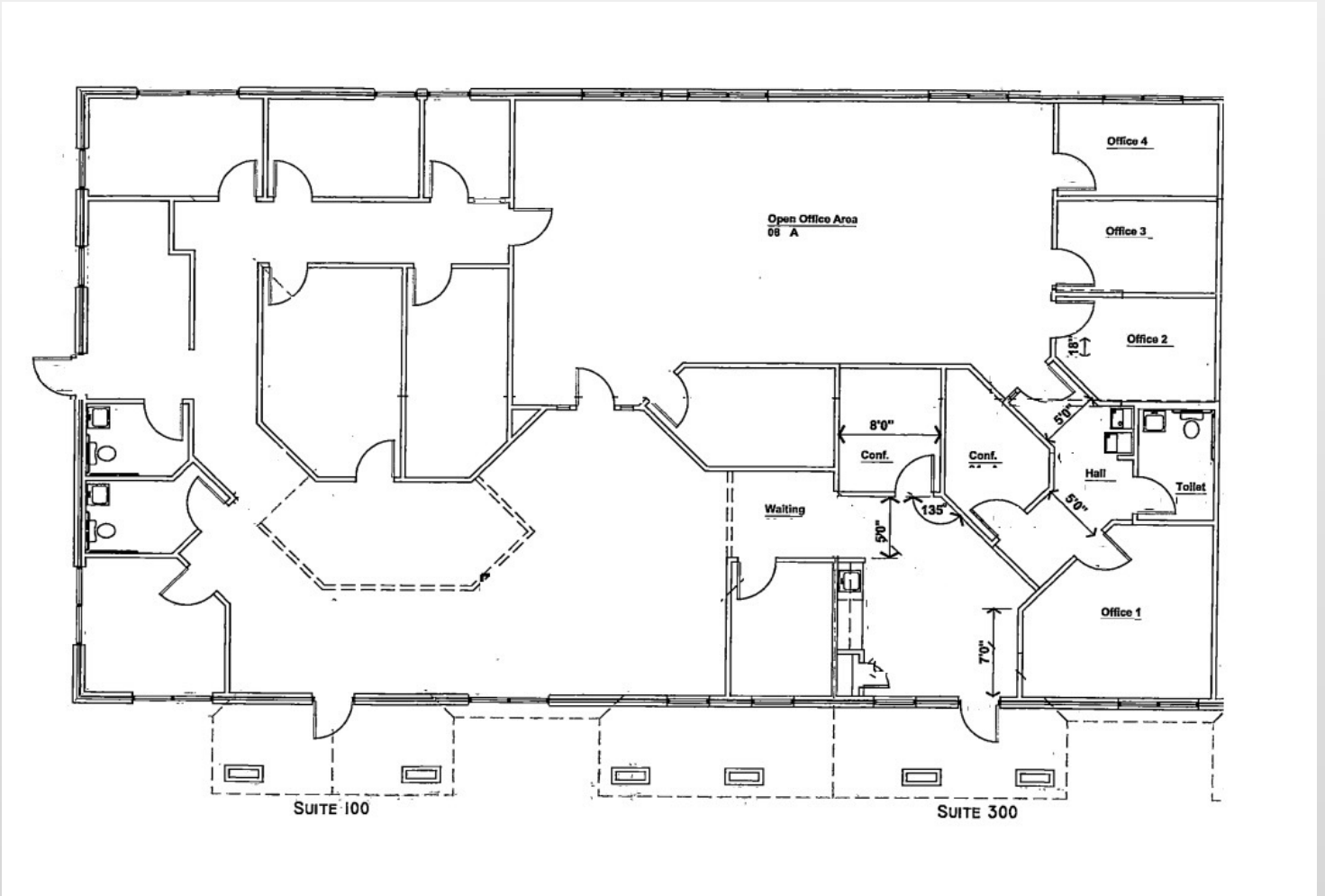
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Est. 1994

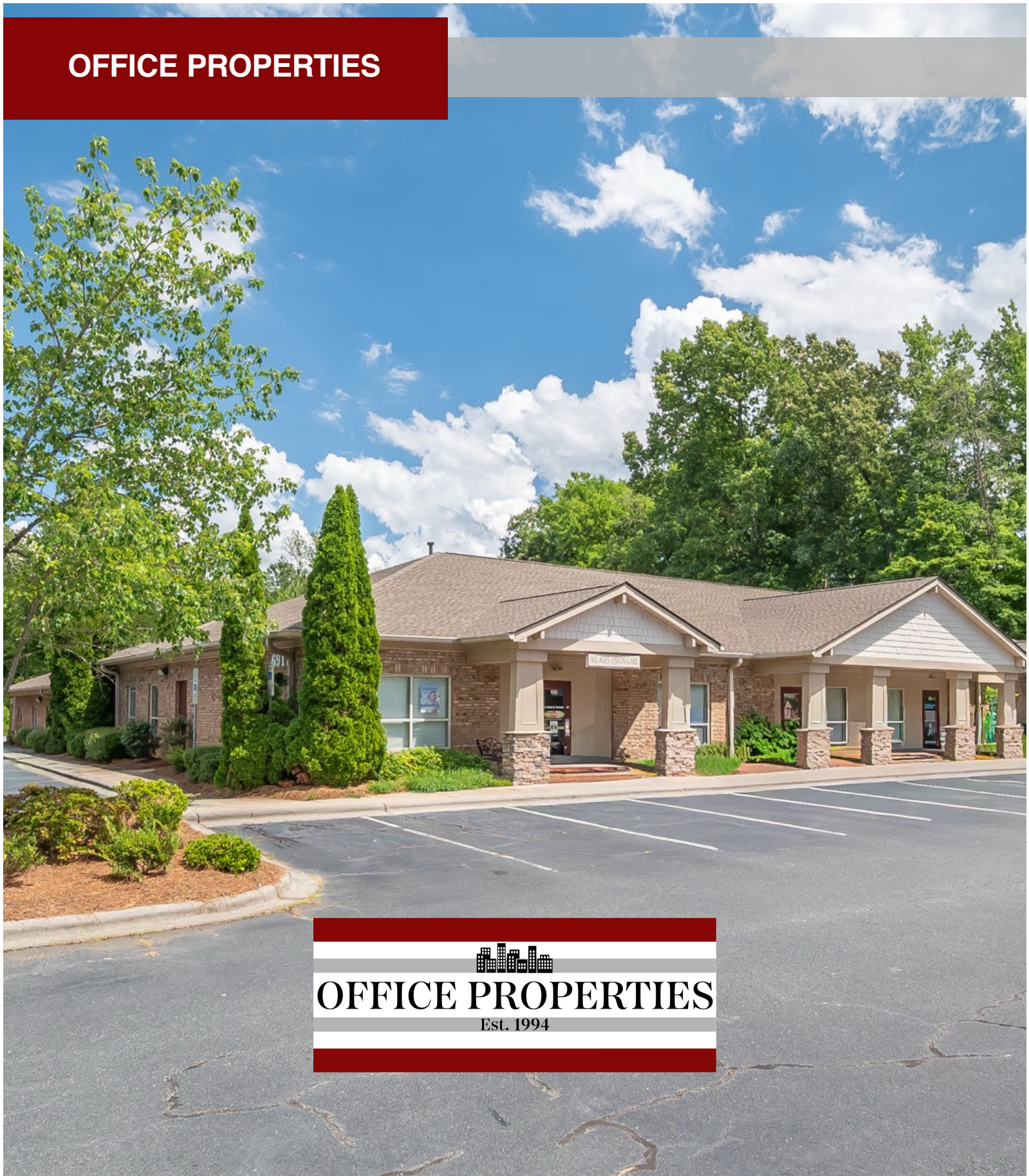
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