



OFFICE PROPERTIES



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 floorplan, site plan, survey, next pages



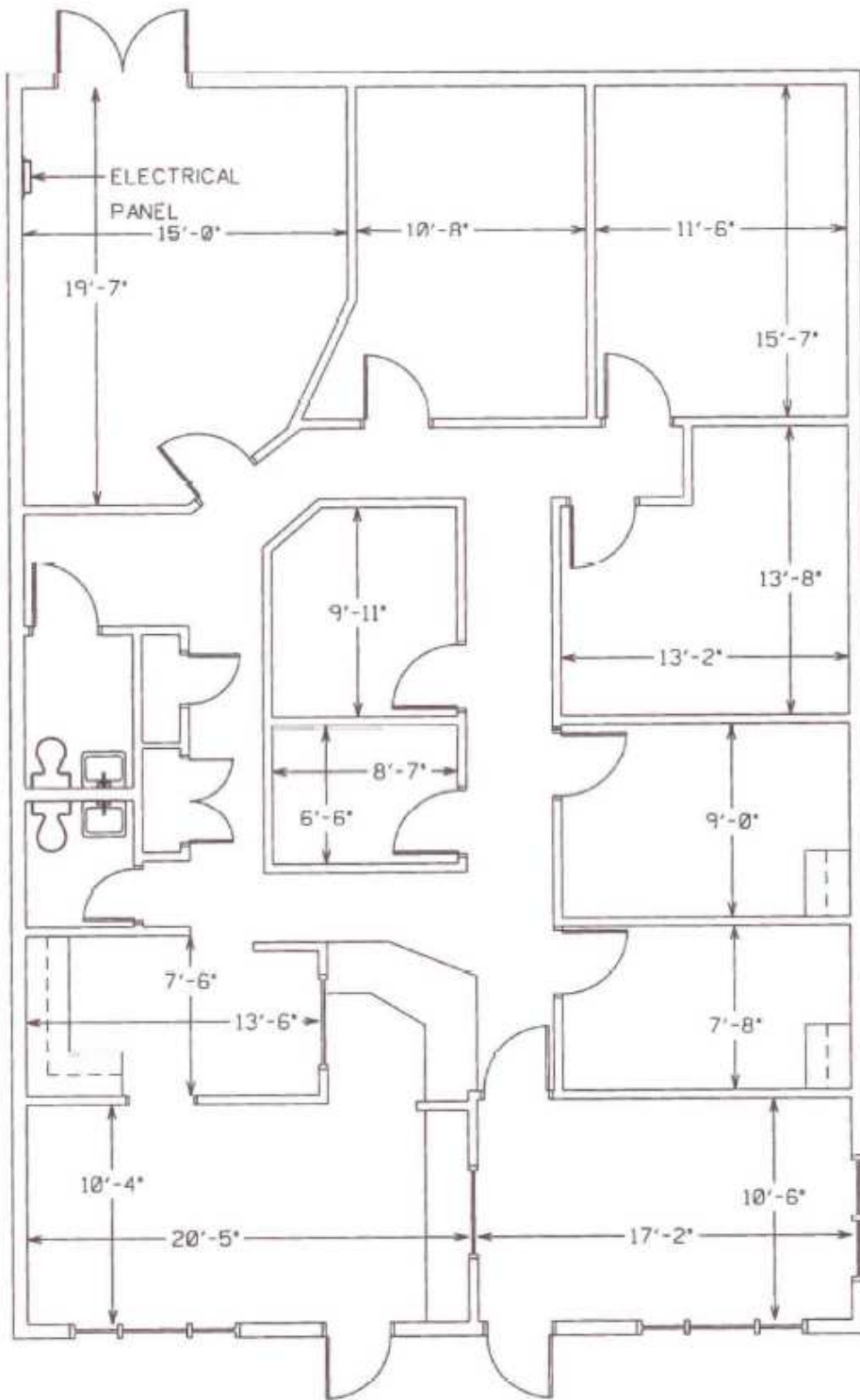
Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

John Stipp – Office Properties

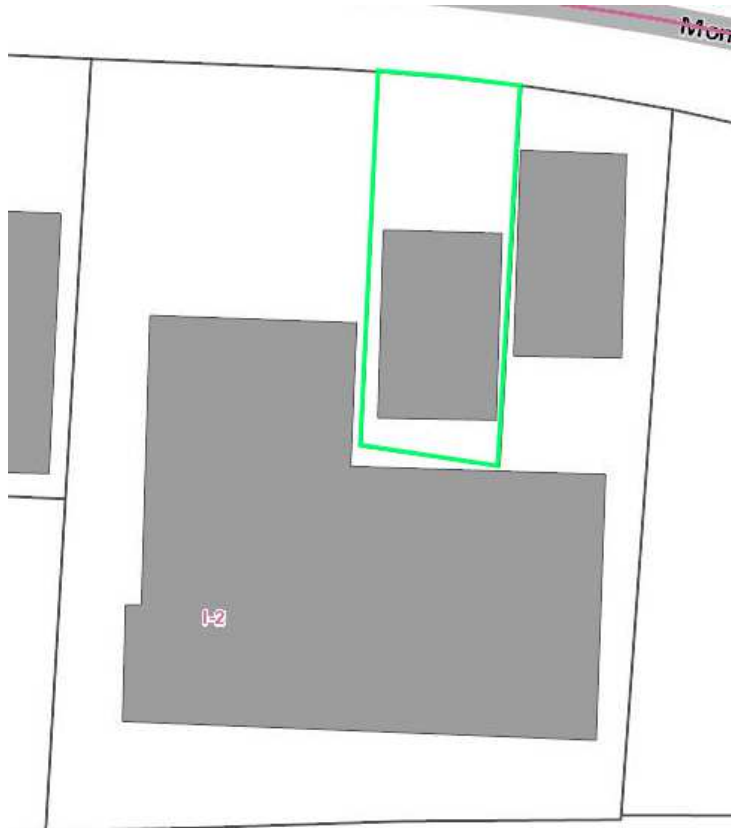
8508 Park Road #131, Charlotte, NC 28210

(704) 540-1260

john@charlotteofficespace.com



3114 MONROE RD
2,214 USF



0-3199



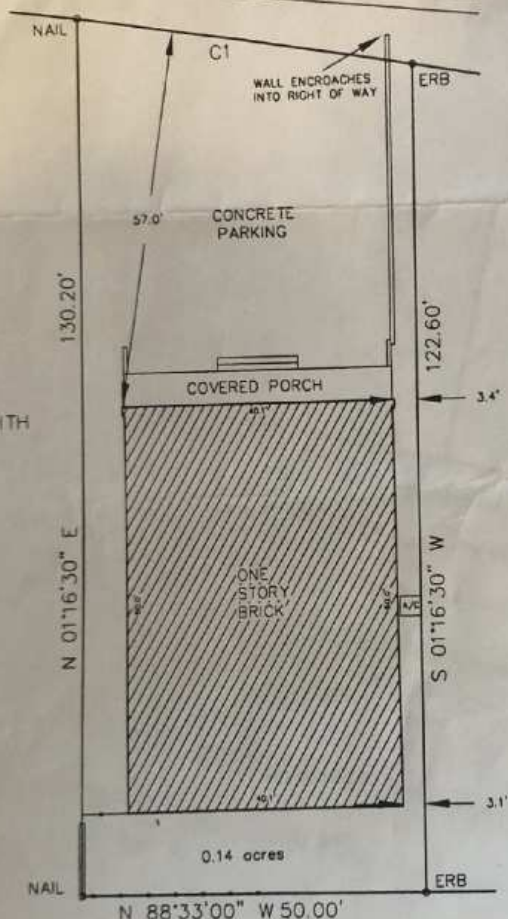
certify that on the 31st Day of SEPTEMBER 1955
 under my supervision from an actual survey made
 that this survey was performed in Class A Urban Land Survey
 that the ratio of precision is 1:10,000 and there are
 monuments or way across property lines except as shown

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

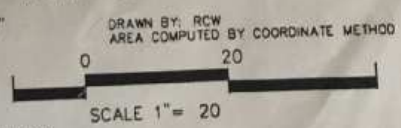
- | | | | |
|----------|--------------------------|----------|----------------|
| • P.D.E. | PUBLIC DRAINAGE EASEMENT | • NRB | NEW REBAR |
| • EIP | EXISTING IRON PIPE | • ERB | EXISTING REBAR |
| • OHPL | OVERHEAD POWER LINE | • ERB-BC | ERB AT BC |
| • CM | CONCRETE MONUMENT | • X | FENCE LINE |
| • PPOL | POWER POLE | • X | LIGHT POLE |
| • PB | TRANSFORMER | • ○ | MANHOLE |
| • PHONE | TELEPHONE BOX | • ○ | 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