



OFFICE PROPERTIES



www.CharlotteOfficeSpace.com

Two combined Income Producing Office Condos for Sale



3707 Latrobe Drive Units 430 and 440

- Located convenient to Cotswold off Wendover Road across from the Home Depot in Arnold Palmer Center.
- 2,418 sq. ft. comprised of two combined units of 1,209 sq. ft. each.
- Parking on site in front.
- \$410,000
- Condo dues \$6,200 per year for combined units. (\$775 per quarter per unit).
- Taxes are \$2,273.54 per year for combined units. (\$1,136.77 per unit per year).
- Tenant is a long time prosthetics company and starts year 3 of a 5 year lease on June 1, 2022. Tenant has a 5 year option to renew for 5 additional years.
- Current income \$30,000 per year with 3% increases beginning June 1, 2022 including option years.
- See layout next page.

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

