

118 Sylvania Avenue, Charlotte NC 28206-3143

List Price: \$279,900

MLS#: 3734326 Status: Active Category: Commercial Parcel ID: 079-106-08
Tax Location: Charlotte County: Mecklenburg
Project Name: Tax Value: \$156,800 Zoning Desc: Deed Reference: 28589-337
Zoning: I2 Road Front: 50 Cross Street:
Legal Desc: L13 B3 M332-61
Comm Loc: Inside Lot Elevation:



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General Information

Type: Industrial Other
Secondary Type: Other
Documents: Other - See Media/Remarks
Restrictions: none known other than zoning

Restrictions Rmks:

Bldg Information

New Const: No
Builder: 1946
Construct Status: Site Built
Prop Compl Date: 1
Construction Type: 1
# of Bldgs: 1
# of Units: 1
# of Rentals: 1
# of Stories: 0.00
Baths Total: 0.00

Additional Information

Prop Fin: Cash
Assumable: Seller owned for at least one year
Ownership: None
Special Conditions: Publicly Maintained Road
Road Responsibility:

Listing Information

Trans Type: For Sale
Sale/Lease Incl: Building, Land
In City: Yes
\$/Acre: \$1,817,532
Potential Income:

Square Footage

Min Sqft Avail: 0
Max Sqft Avail: 0
Min Lse\$/Sqft: \$0.00
Max Lse\$/Sqft: \$0.00

Office Sqft:
Warehouse Sqft:
Garage Sqft:

Total: 840

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Total Parking: # of Docks: earth parking in yard
Other Parking: # Drive In Doors: 0
Fixtures Exceptions: No
Foundation: Crawl Space
Construction: Wood
Roofing: Composition Shingle
Access: City Street, Other

Heating: Other
Utilities: City Sewer, City Water, Electricity
Cooling: Other

Approx Acres: 0.15 Flood Plain:
Approx Lot Dim: 50x144x52x143

Confirm Spcl Assess: No
Proposed Spcl Assess: No, none known

Public Remarks: Uptown access. I-2 Zoned parcel adjacent to over 1 acre parcel with access to N Tryon St and Keswick Ave. Alley access existing on rear. Surrounded by various zoning classifications. Value in location and land. Structure to be sold "AS IS". Seller intends to remove much of contents in house and on property prior to closing.
Directions: N Tryon St from uptown to left on Sylvania to 118 on Rt.

DOM: 0 CDOM: 0
UC Dt: UC Dt: DDP-End Date:
Listing Information: Closed Dt: Slr Contr:
Closed Price: LTC:



Prepared By: James Kluth

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