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**8835, 8905 & 8951 Harrisburg Road, Charlotte NC 28215-4406** List Price: **\$899,900**

MLS#: **3737712** Category: **Commercial** Parcel ID: **108-101-01**  
 Status: **Active** Tax Location: **Charlotte** County: **Mecklenburg**  
 Project Name: Tax Value: **\$725,400** Zoning Desc:  
 Zoning: **R3** Deed Reference: **1826-459 various**  
 Road Front: **300** Cross Street:  
 Legal Desc: **8835, 8905 & 8951 HARRISBURG RD**



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General Information

Type: **Other**  
 Secondary Type: **Other**  
 Documents:  
 Restrictions: **Other - See Media/Remarks**  
 Restrictions Rmks: **undiscovered**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1963**  
 Construct Status:  
 Prop Compl Date:  
 Construction Type:  
 # of Bldgs: **3**  
 # of Units:  
 # of Rentals:  
 # of Stories: **1**  
 Baths Total:

Additional Information

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

Listing Information

Trans Type: **For Sale Building Yes**  
 Sale/Lease Incl:  
 In City:  
 \$/Acre: **\$74,992**  
 Potential Income:

Square Footage

Min Sqft Avail: **5,200**  
 Max Sqft Avail: **5,200**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**

Office Sqft:  
 Warehouse Sqft:  
 Garage Sqft:  
 Total: **5,200**

Recent: **05/07/2021 : NEWS : ->ACT**

Total Parking: # of Docks: # Drive In Doors: Rail Service:  
 Fixtures Exceptions: **Yes, seller to remove some fixtures** Wall Rvalue:  
 Foundation: **Crawl Space, Other - See Media/Remarks**  
 Construction: **Other**

Utilities: **City Sewer, City Water, Septic Tank, Well, Other**

Land Information  
 Approx Acres: **12.00** Flood Plain: Approx Lot Dim: **various**  
 Confirm Spcl Assess: **No** Proposed Spcl Assess: **No**

Public Remarks: **Acreage in the city!!!!!! Location, location, location opportunity!!!!!! 3 parcels totalling 12 acres including 2 existing houses, a vintage log cabin and swimming pool. Prime location to renovate and re-sell AND subdivide for additional lots for new construction. 300' of road frontage. See attached polaris map for approximate dimensions and configuration. No trespassing without confirmed appointment. Contact listing agency for more details.**  
 Directions: **Harrisburg Rd from Albemarle Rd toward I485 to property on left. Do not trespass on property without approved appointment.**

Listing Information  
 DDM: **1** CDOM: **1** Closed Dt:  
 UC Dt: DDP-End Date: Closed Price: Slr Contr: LTC:



Prepared By: James Kluth