

# SALE

## CROWN CENTRE OFFICE BUILDING CONDOS

2101 Sardis Road North, Suite 206 A & B Charlotte, NC 28227



### PROPERTY DESCRIPTION

Discover a prime purchasing opportunity at Crown Centre Office Building Condos. This 1,100 SF suite offers a mostly open layout with two private windowed offices, ample parking, and elevator access on the second floor.

### PROPERTY HIGHLIGHTS

- 1,100 SF office suite with open layout and two private offices
- Generous parking for staff and visitors
- POA dues are \$336.24/mo.
- Easy access to Hwy 75, 485, 51 and Monroe Expressway
- Common area bathrooms
- Parcel ids: 19337138, 19337139
- 2 properties are to be sold together as one.

### OFFERING SUMMARY

Sale Price:	\$299,900
Number of Units:	2
Lot Size:	2.5 Acres
Building Size:	45,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	340	3,644
Total Population	34	686	7,563
Average HH Income	\$69,034	\$83,095	\$85,922

**Peter Rieke**  
(704) 575-1993



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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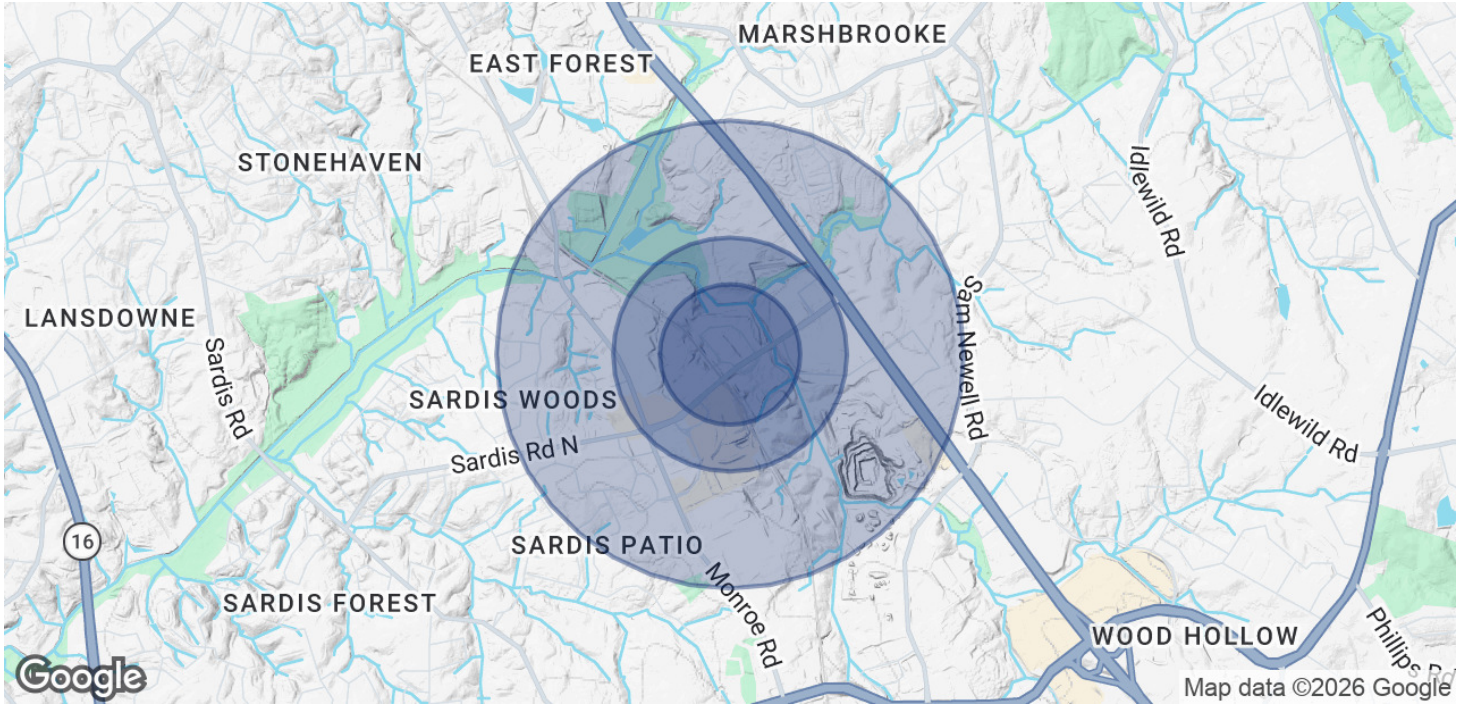


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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	34	686	7,563
Average Age	34	35	37
Average Age (Male)	34	35	36
Average Age (Female)	34	36	38

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	18	340	3,644
# of Persons per HH	1.9	2	2.1
Average HH Income	\$69,034	\$83,095	\$85,922
Average House Value	\$220,000	\$317,369	\$267,461

2020 American Community Survey (ACS)

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