

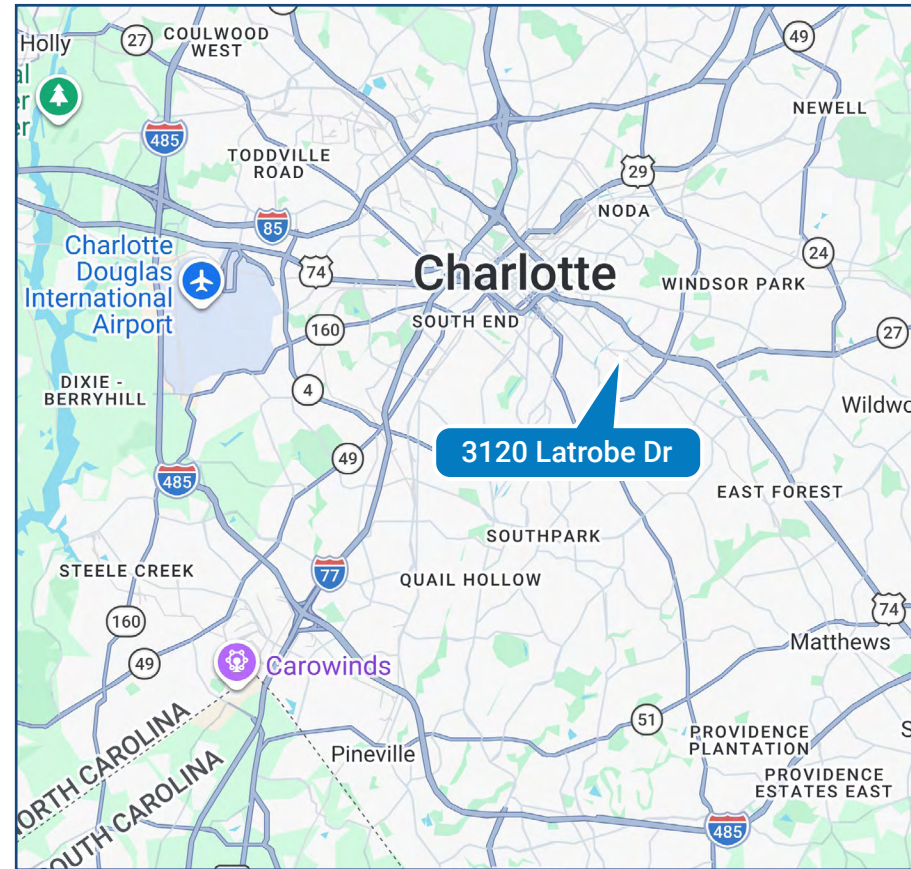
FOR SALE



±5,600 New Built-Out Medical/Office

3120 Latrobe Drive | Charlotte, NC 28211





- ## HIGHLIGHTS
- ### Midtown Medical/Office Condo Available
- ▶ ±5,600 SF property for sale
 - ▶ Space is in move-in ready condition, never been occupied
 - ▶ Property offers ample on-site parking
 - ▶ Located near the revitalized Monroe Road corridor with nearby restaurants and retail
 - ▶ Easy access to Highway 74, Wendover Road and Randolph Road (medical corridor)
 - ▶ Building signage available
 - ▶ Owner occupancy possible with early lease termination
 - ▶ Current lease with Golden Gems ABA through September 2030 (est. current annual income = \$140,000)
 - ▶ Please call broker for pricing



PHOTOS



FLOOR PLAN



FLOOR PLAN | ±5,600 SF

AREA AERIAL

