

604 Lancaster Ave. Monroe, NC

Prepared By: W. E. Damon & Associates LLC



604 Lancaster Ave

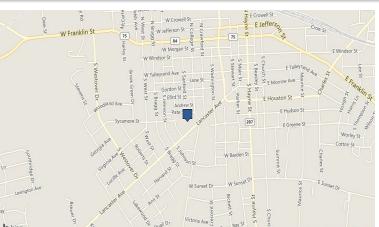
Monroe, NC 28112 | Union County | Union County Market

10,300 SF Class B Office - General Bldg with 10,300 SF Available at \$8.00 MG



As Is ±10,000 sf office building for lease.

Property Type: Building Size: Year Built: Land Area: Parking Ratio:	10,300 1977 3.23 Ac.		Dale St	A Warssh & Struck Green adath Ave Brook Green auro34, P Hueley St W Franklin W Green
Total Available: Asking Rate: Sale Price:	10,300 SF \$8.00 Not for Sale		5	Langer Dr Constraints - Hotel St.
Building Class: Core Factor: Stories: Typical Floor: % Occupied:	B 1 100%		Lexington Ave	Bown 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Zoning Class: Zoning Code: Land SF: Parking Space Tenancy: Cross Streets: Parcel Number Leasing Rep: V	Multi-Tenant //	ssociates LLC / John		r Contact: Raymond



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10,300 SF Class B Office - General Bldg with 10,300 SF Available at \$8.00 MG

5								
Unit	SF Avail	Max Contig	Min Div	Asking Rate	Space Type	Vacant	Occupancy	Term
Bldg	10,300	10,300	1,145	\$8.00 MG	Office	No	60 Days	3 Years
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Ideal professional office building which would be suitable for medical office. Office building is located on 3.23 acres.

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Address: 604 Lancaster Ave Monroe, NC 28112

Market: Union County / - -County: Union Bldg Size: 10,300 SF Status: Existing Available SF: 10,300 Asking Rent/SF: \$8.00 MG Sale Price: - -Price/SF: - -



Details

Property Type: Ofc / General Year Built: 1977 Stories: 1 Typical Floor: Tenancy: Multi-Tenant Land Area: 3.23 Acres Land SF: 140.829 SF Core Factor: Zoning Class: Zoning Code: - -Percent Leased: **100%** Operating Exp/SF: - -Min Divisible: **1,145 SF**

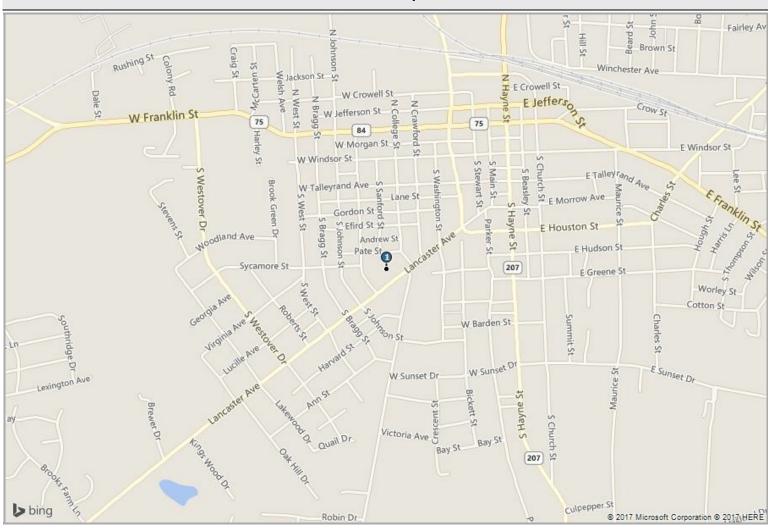
Recorded Owner:

Listing Company: W. E. Damon & Associates LLC Listing Agent: John B. Ashcraft Jr. / (704) 906-9116

Parcel Number: Parking: **30 Spaces available; 2.91/1,000 Ratio**



Road Map



	Address	City, State Zip	Number on report
1	604 Lancaster Ave	Monroe, NC 28112	1