
604 Lancaster Ave. Monroe, NC

Prepared By:
W. E. Damon & Associates LLC





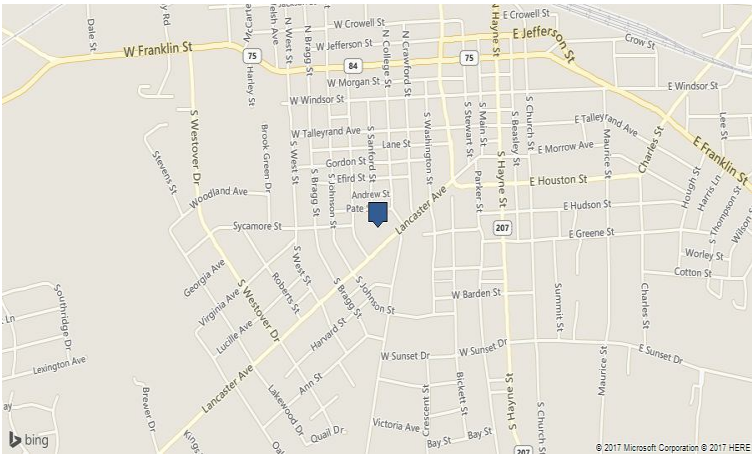
As Is ±10,000 sf office building for lease.

Property Type: **Ofc**
Building Size: **10,300**
Year Built: **1977**
Land Area: **3.23 Ac.**
Parking Ratio: **2.91 /1000 SF**

Total Available: **10,300 SF**
Asking Rate: **\$8.00**
Sale Price: **Not for Sale**

Building Class: **B**
Core Factor:
Stories: **1**
Typical Floor:
% Occupied: **100%**

Zoning Class:
Zoning Code: **- -**
Land SF: **140,829 SF**
Parking Spaces: **30**
Tenancy: **Multi-Tenant**
Cross Streets: **- -/ - -**
Parcel Number:
Leasing Rep: **W. E. Damon & Associates LLC / John B. Ashcraft Jr. (704) 906-9116**



Recorded Owner:
Rec Owner Contact: **Raymond G Smith**

Spaces

Floor	Unit	SF Avail	Max Contig	Min Div	Asking Rate	Space Type	Vacant	Occupancy	Term
1	Bldg	10,300	10,300	1,145	\$8.00 MG	Office	No	60 Days	3 Years
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Image Catalog



Building Comments

Ideal professional office building which would be suitable for medical office. Office building is located on 3.23 acres.

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

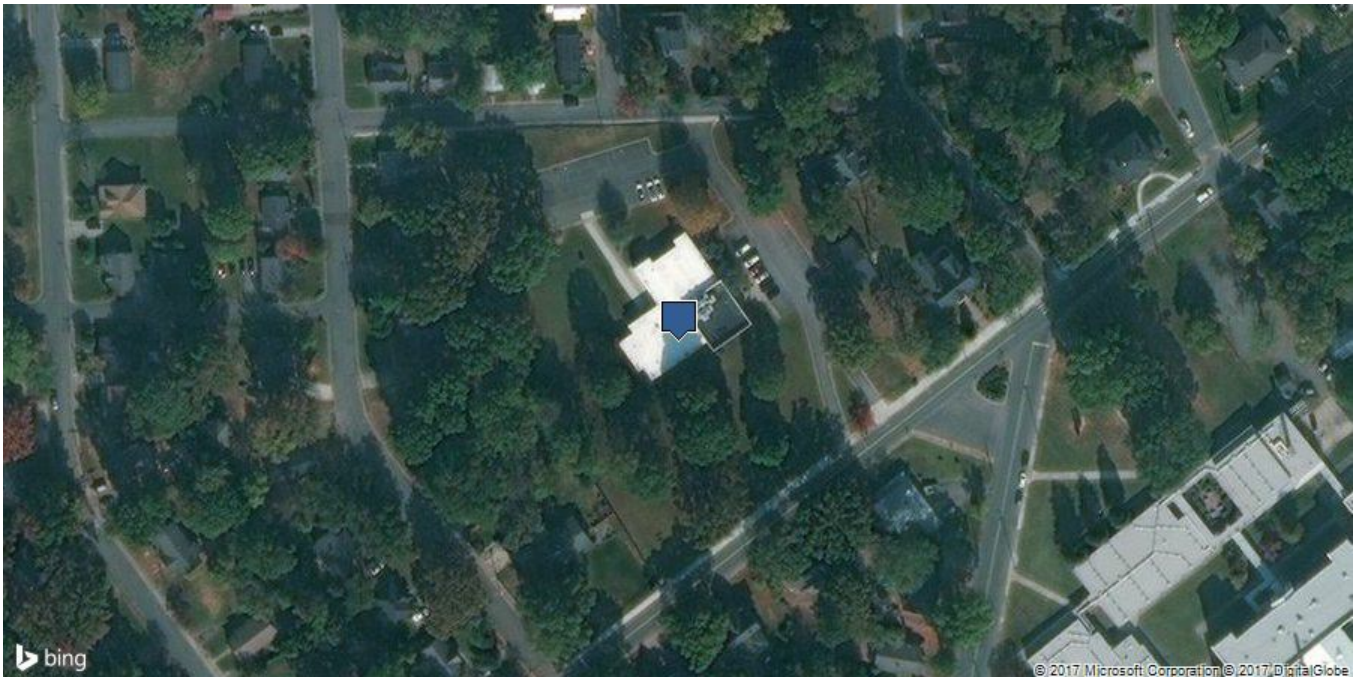
Property Type: **Ofc / General**
Year Built: **1977**
Stories: **1**
Typical Floor:
Tenancy: **Multi-Tenant**
Land Area: **3.23 Acres**
Land SF: **140,829 SF**

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**

Aerial Map



[illegible]

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