

604 Lancaster Ave. Monroe, NC

Prepared By: W. E. Damon & Associates LLC



604 Lancaster Ave

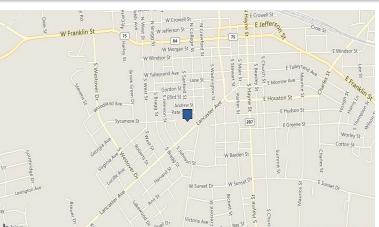
Monroe, NC 28112 | Union County | Union County Market

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 |



ymond G Smith

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

| 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 |
| | | | | Image Catalog | 3 | | | |
| 4 Lanc | aster Ave | - 7 | | | - | | | |
| Ae | erial | | | | | | | |
| 3.233 A. 604 Lanca | aster Ave., Monroe, NC | and the second se | | | | | | |
| - Insa | | - | | | | | | |
| E | 1: 2 3 | | | | | | | |
| | | | | | | | | |
| En | | AT CO | | | | | | |
| | | | | | | | | |
| | | 11.633 2.44 m 347 519 m | | | | | | |
| | | tere and a landmarker Sand Denar Sector Sector | | | | | | |
| | Unit Bldg 4 Lanc Ad | Unit SF Avail Bldg 10,300 4 Lancaster Ave Aerial | Unit SF Avail Max Contig Bldg 10,300 10,300 4 Lancaster Ave., Aerial | Unit SF Avail Max Contig Min Div Bldg 10,300 10,300 1,145 4 Lancaster Ave., Aerial 233.4 694 Lanceler law. Moreo NC | Unit SF Avail Max Contig Min Div Asking Rate Bldg 10,300 10,300 1,145 \$8.00 MG Image Catalog 4 Lancaster Ave., Aerial 333.4 694 Lancester Ave., Aerial | Unit SF Avail Max Contig Min Div Asking Rate Space Type Bldg 10,300 10,300 1,145 \$8.00 MG Office Image Catalog 4 Lancaster Ave., Aerial 333.4 604 Lancester Ave. State Verse NC | Unit SF Avail Max Contig Min Div Asking Rate Space Type Vacant Bldg 10,300 10,300 1,145 \$8.00 MG Office No Image Catalog | Unit SF Avail Max Contig Min Div Asking Rate Space Type Vacant Occupancy Bldg 10,300 10,300 1,145 \$8.00 MG Office No 60 Days Image Catalog |

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

1

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**

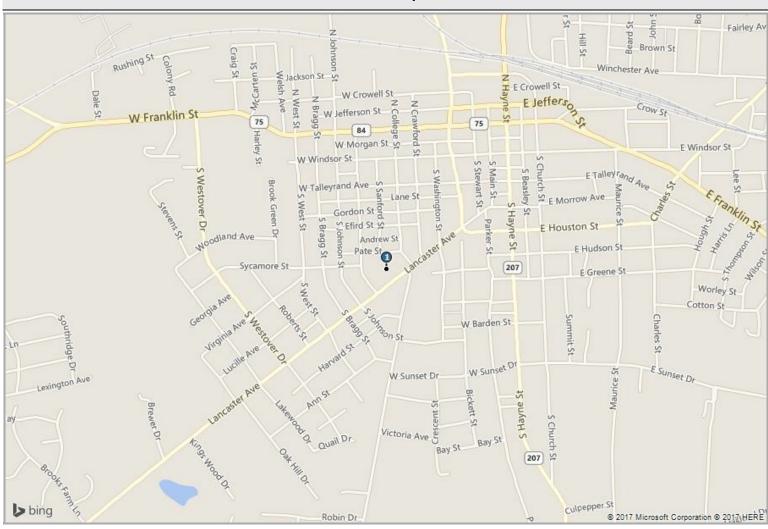
Recorded Owner:

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 |