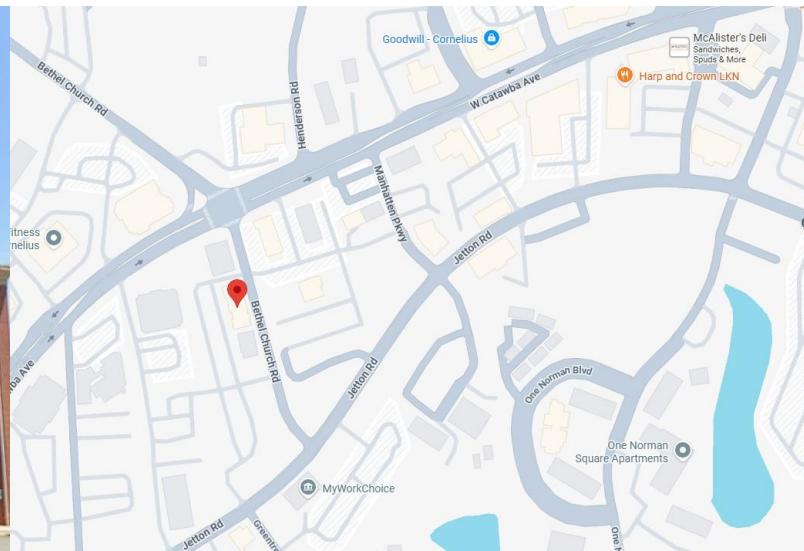


19701 Bethel Church Rd.  
Cornelius NC 28031



# Cornelius Village Center FOR SALE



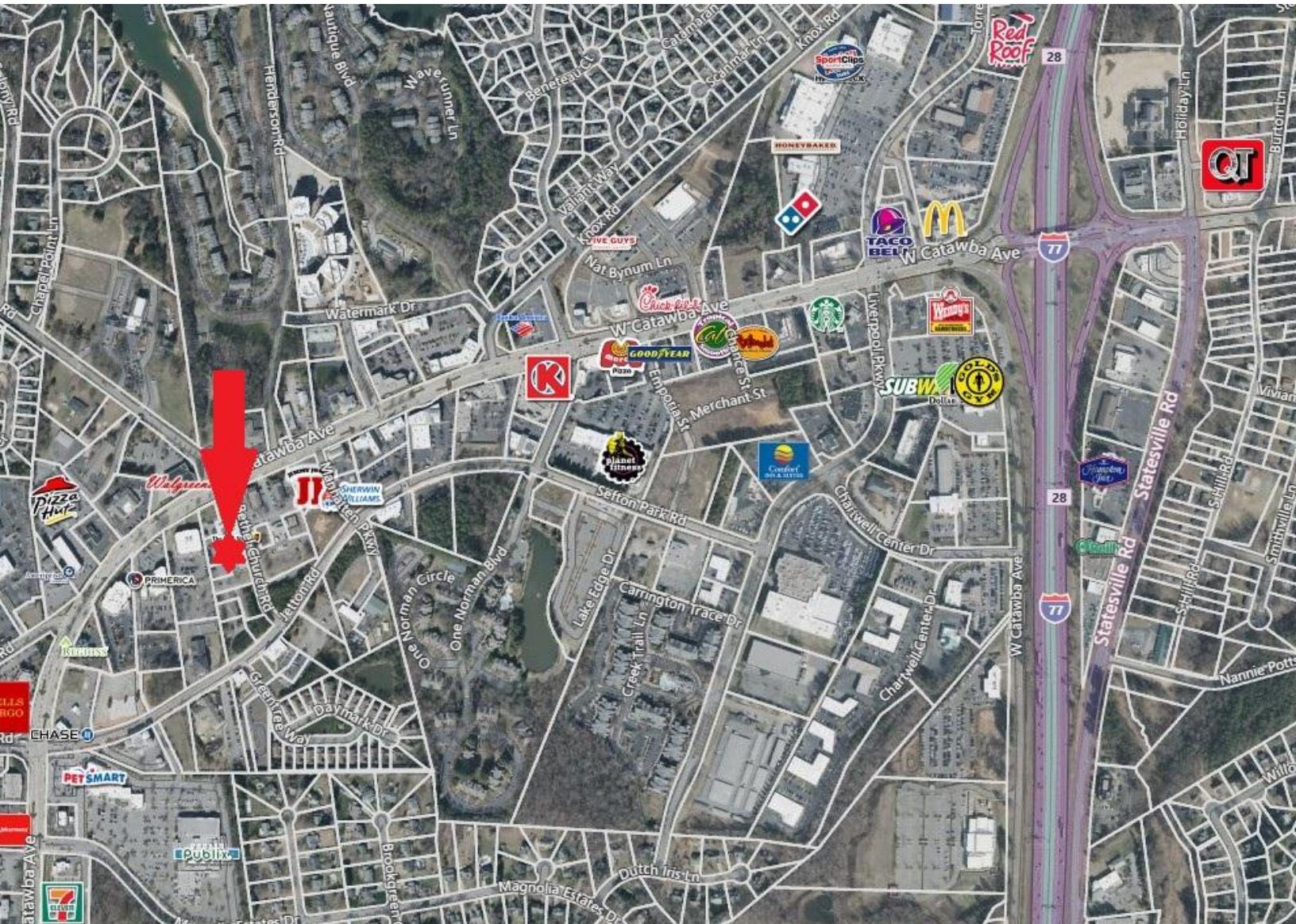
## Cornelius Area Office Condo

For sale are two tenant occupied office condos used as one, located on the second floor. These suites are served by both stairs and elevator. You won't find a better location, just off Catawba and Bethel Church. Suite sizes are 1,236 and 1,134 totaling 2,380 RSF of office combined office space. Features include 8 offices, large work area, 2 bathrooms, kitchenette and various storage closets. Suites can be accessed from both the front and back of the building. **6.79 Cap Rate!**

- Address: 19701 Bethel Church Road, Suites 201 and 202, Cornelius 28031
- Mecklenburg County PIN: 00512320 and 00512321
- Space is leased through 2/28/27 (Tenant may be willing to extend lease)
- Income:\$59,400 annual (\$4950/month with 3% annual escalations)
- Expenses:
  - Property Taxes- Currently \$1651.19 for suite 201 and \$1704.45 for suite 202
  - HOA Dues- Currently \$292.22 for suite 201 and \$250.64 for suite 202
  - Building insurance is included in the HOA dues.

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Cornelius Village Center  
**FOR SALE**



**CAROLINA REALTY ADVISORS**  
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# FLOOR PLAN



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