

University Ridge Office Condo Investment Package **FOR SALE**



1905-#104 AND 1913-#201 JN Pease Place Charlotte NC 28262

For sale are two tenant occupied office condos sold as an attractive investment property package. Located in the vibrant University City area, the properties are zoned Research Campus (RC) and offer ample parking with ± 5 spaces per 1,000 SF. The strategic location near Interstate 85 ensures easy access to major transit routes and surrounding amenities. This property package is an ideal opportunity for investors or businesses seeking a well-located and flexible office space in a thriving business district.

1913-201 has been leased to a primary care physician practice since 2014 and 1905-104 has been leased to an IT staffing and consulting business since 2022. Both tenants have solid rent histories.

Package Offered At: \$523,900

CAROLINA REALTY ADVISORS

1001 EAST BLVD., SUITE B
CHARLOTTE, NC 28203
www.CharlotteNCCommercial.com

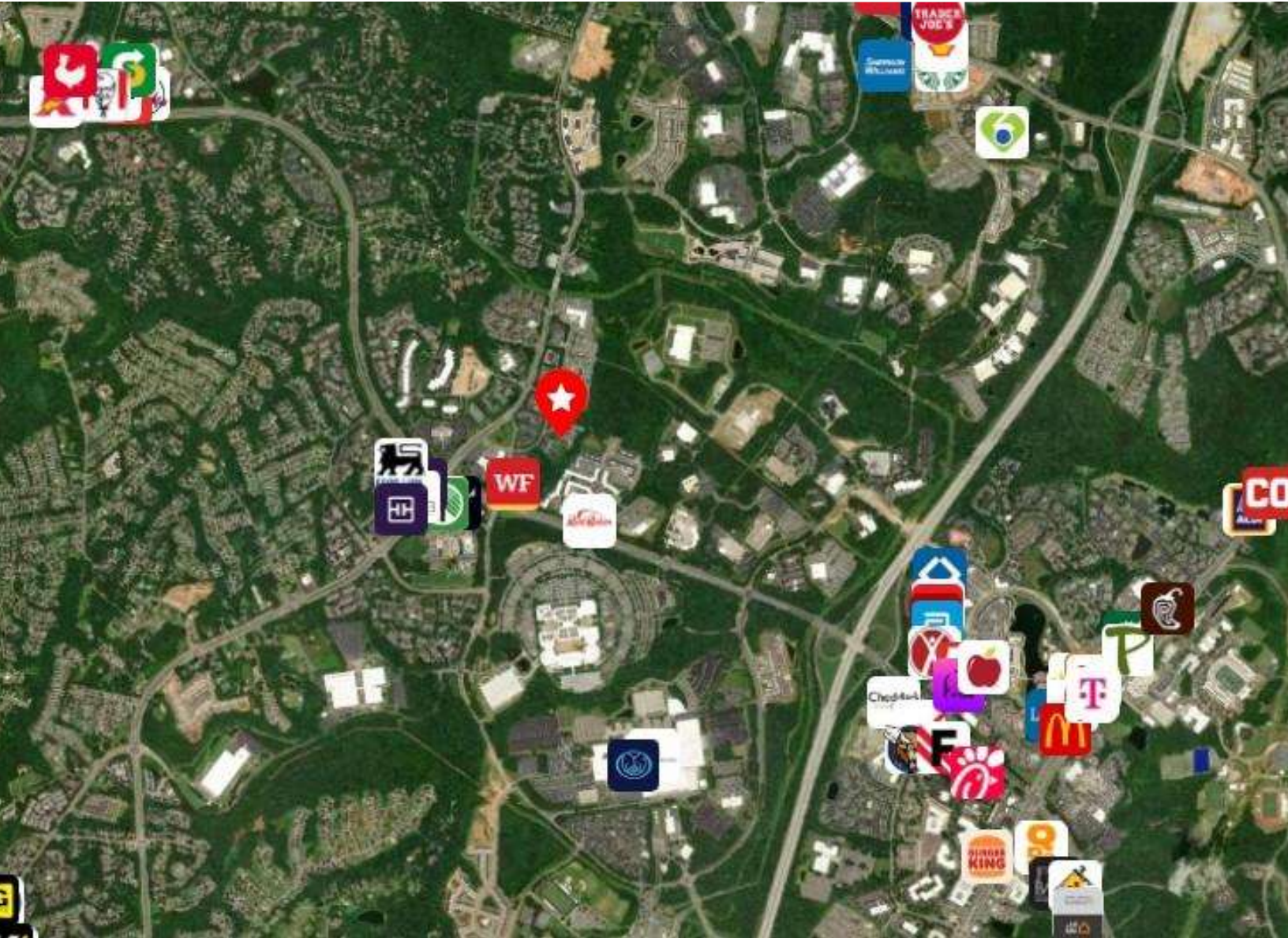
Rob Cassam

Broker | CCIM
704-533-3074 (Mobile)
704-442-1774 x100 (Office)
rob@charlottencproperty.com

AERIAL MAP

1905-#104 & 1913-#201
JN Pease PI
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FINANCIALS

2026 Proforma

1905 Unit 104 JN Pease Pl.

- **PIN:** 04713151
- **Size:** 524 SF (Tax Assessor)
- **Tenant Use:** Office
- **Lease Start Date:** 2/9/2022
- **Lease End Date:** 1/31/2027
- **Extensions:** Two- 18 month
- **Escalations:** 3% annually
- **Income:** \$13,150 annually
- **Expenses:**
 - Property Taxes- \$1,066.58
 - Association Dues- \$915.16
 - Insurance- \$352.75
- **Net Operating Income:** \$10,815.51

1913 Unit 201 JN Pease Pl.

- **PIN:** 04713140
- **Size:** 1,460 SF (Tax Assessor)
- **Tenant Use:** Medical
- **Lease Start Date:** 6/1/2014
- **Lease End Date:** 5/31/2029
- **Extensions:** 24 months
- **Escalations:** 2% annually
- **Income:** \$31,389 annually
- **Expenses:**
 - Property Taxes- \$2,681.93
 - Association Dues- \$2,496.00
 - Insurance- \$352.75
- **Net Operating Income:** \$25,585.32

Combined 2026 Proforma

Gross Income: \$44,539

Expenses: \$7,865.17

Net Operating Income: \$36,673.83

2024 Combined Actuals

Income: \$44,595.00

Expenses: \$7,792.73

NOI: \$36,802.27

2025 Combined Actuals

Income: \$43,464.00

Expenses: \$7,515.73

NOI: \$35,948.27

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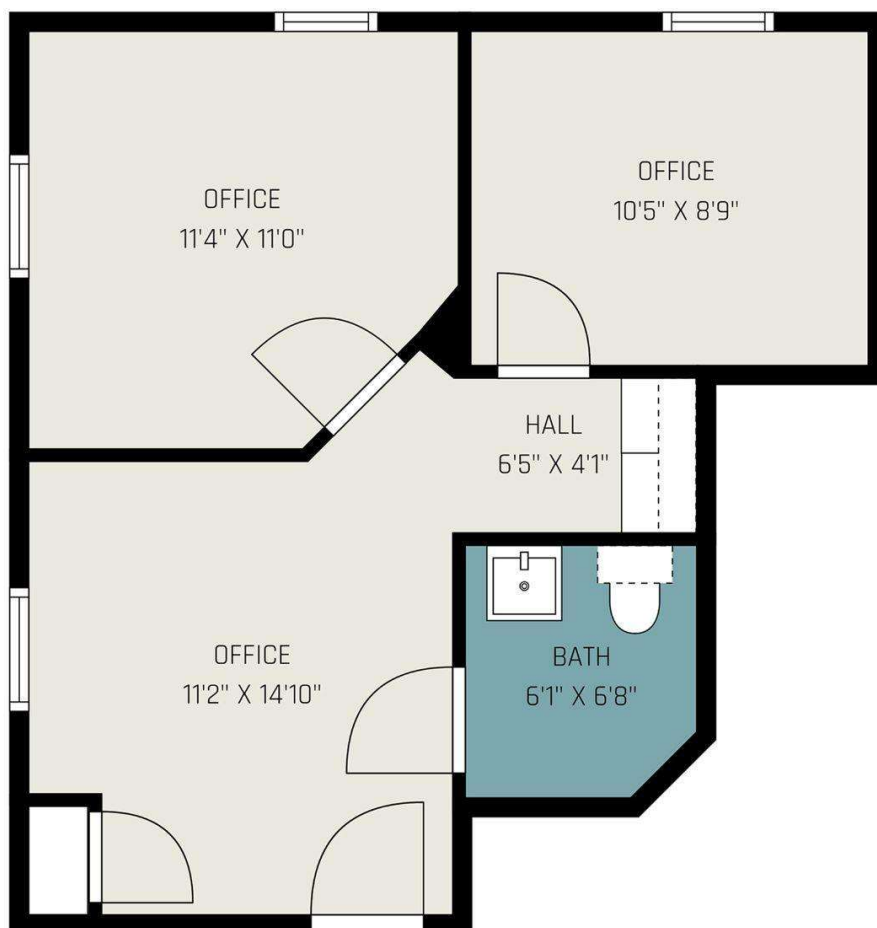
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FLOOR PLAN

1905 J N Pease Place

Gross Living Area - 479.62 Sq Ft



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PROPERTY PHOTOS

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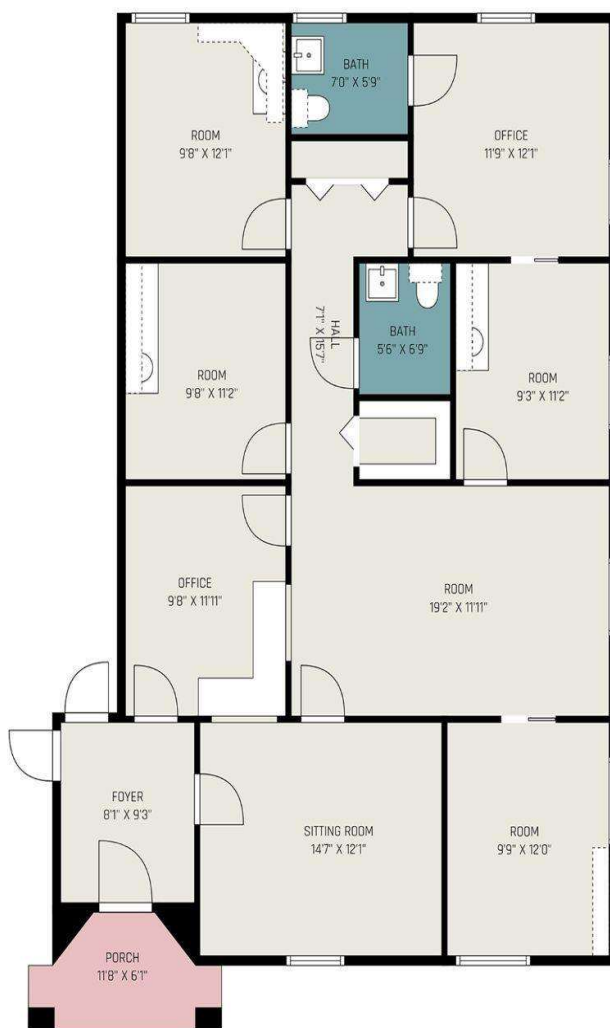
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1913 JN Pease Pl

Gross Living Area - 1518 Sq Ft



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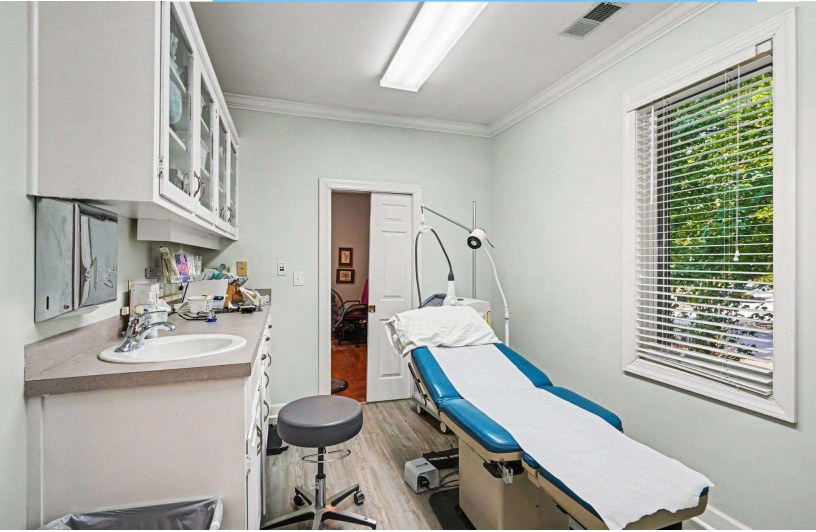
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