

Available For Sale or Lease

**1420 Ellen Street
Monroe NC 28112**

**Below
Market
Rent!!!**



5,912 SF

**\$875,000
Lease**

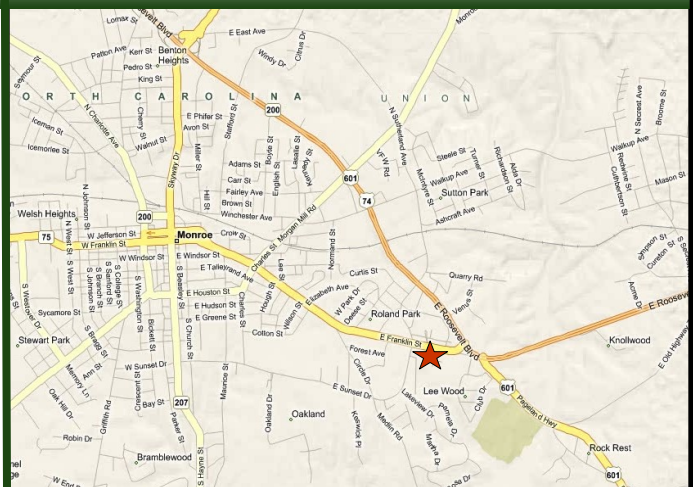
**\$10.00 PSF
Will Subdivide Space
or Condo Building**

www.themosergroupinc.com

Property Highlights

- Located Just Off Franklin Street
- Easy Access To US Hwy. 74
- Directly Across Entrance to CMC Union Hospital
- CMC Union to Invest \$200,000,000 Over Next 10 Years
- Parcel ID #: 09157013

Location Map



**Contact:
Van Southard, CCIM x224
Katherine Southard x231
(704) 882-1700**

THE MOSER GROUP, INC.
COMMERCIAL REAL ESTATE

The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy. * Owner/Broker Property

5,912 SF



\$875,000

or

Lease

\$10.00 PSF

Will Subdivide Space
or Condo Building

Please contact:
Van Southard, CCIM x224
Katherine Southard x231
(704) 882-1700

THE MOSER GROUP, INC.
COMMERCIAL REAL ESTATE

The information above has been obtained from sources we believe to be reliable, however we cannot accept responsibility for its accuracy. * Owner/Broker Property

EXPENSES

Expenses for Past Twelve (12) Months

1. Insurance	\$1,839.00
2. Taxes	\$7,261.29
3. Repairs	\$1,553.86

- ▶ Landlord responsible for roof and exterior of the building.
- ▶ Tenant pays utilities.