



1016 EUCLID AVENUE

CHARLOTTE, NC 28203

2,476 SF SINGLE TENANT BUILDING AVAILABLE

- Asking Price: \$1,176,100 (\$475psf)
- On the corner of Lexington Ave and Euclid Ave
- Ideal for single tenant users
- 7 surface parking spaces and surrounding street parking
- Within walking distance to the Carson Station LYNX Light Rail
- Numerous amenities located in the immediate area; adjacent to the Dowd YMCA and Atrium Health's Pearl District
- Less than 3 miles from I-77, I-277 and Charlotte CBD





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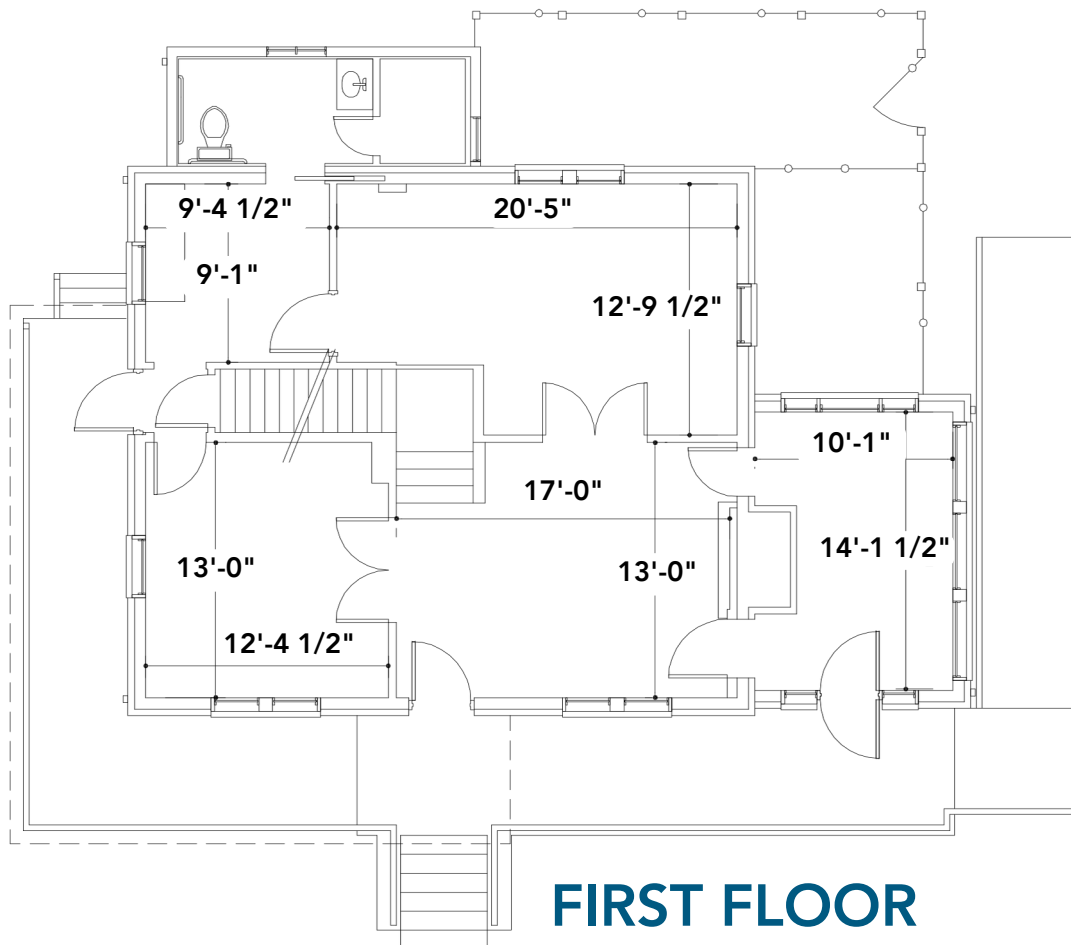
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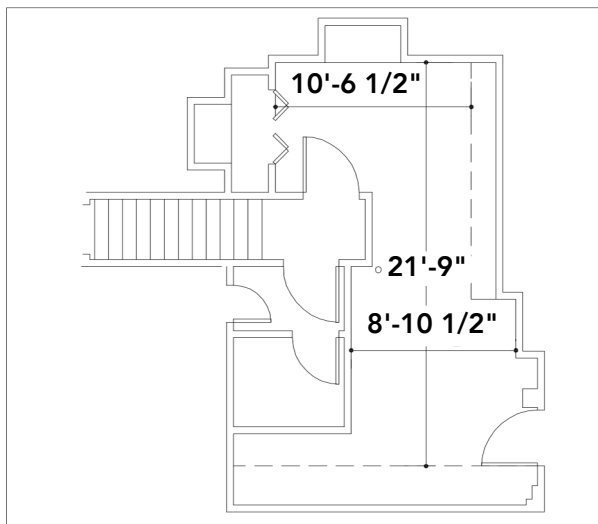
CLAIRE SHEALY
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 claire@beacondvelopment.com

FLOOR PLAN

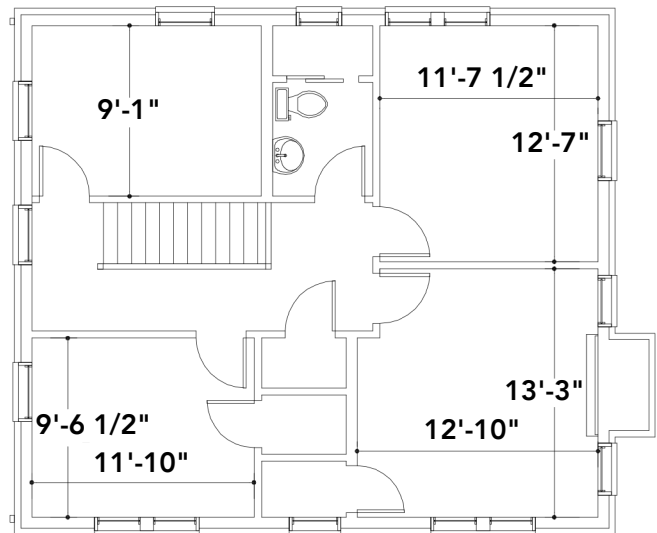
+2,476 SF FOR SALE



FIRST FLOOR



BASEMENT



SECOND FLOOR