

R + E + D

REAL
ESTATE
DEVELOPMENT
PARTNERS

FOR SALE

PRICE
REDUCED

501 Minuet Lane, Charlotte, NC

CONTACT

RED Partners

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Every effort has been made to ensure the accuracy of the information presented but no liability is assumed for errors or omissions. This offering is subject to prior sale, lease, change or withdrawal without prior notice and approval of owner.

DESCRIPTION: Rare opportunity to purchase an office building in desirable "LoSo" market. Ample parking with ideal layout for both a single or multi-tenant office building.

LOCATION: 501 Minuet Lane
Charlotte, NC 28217

ZONING: I-2

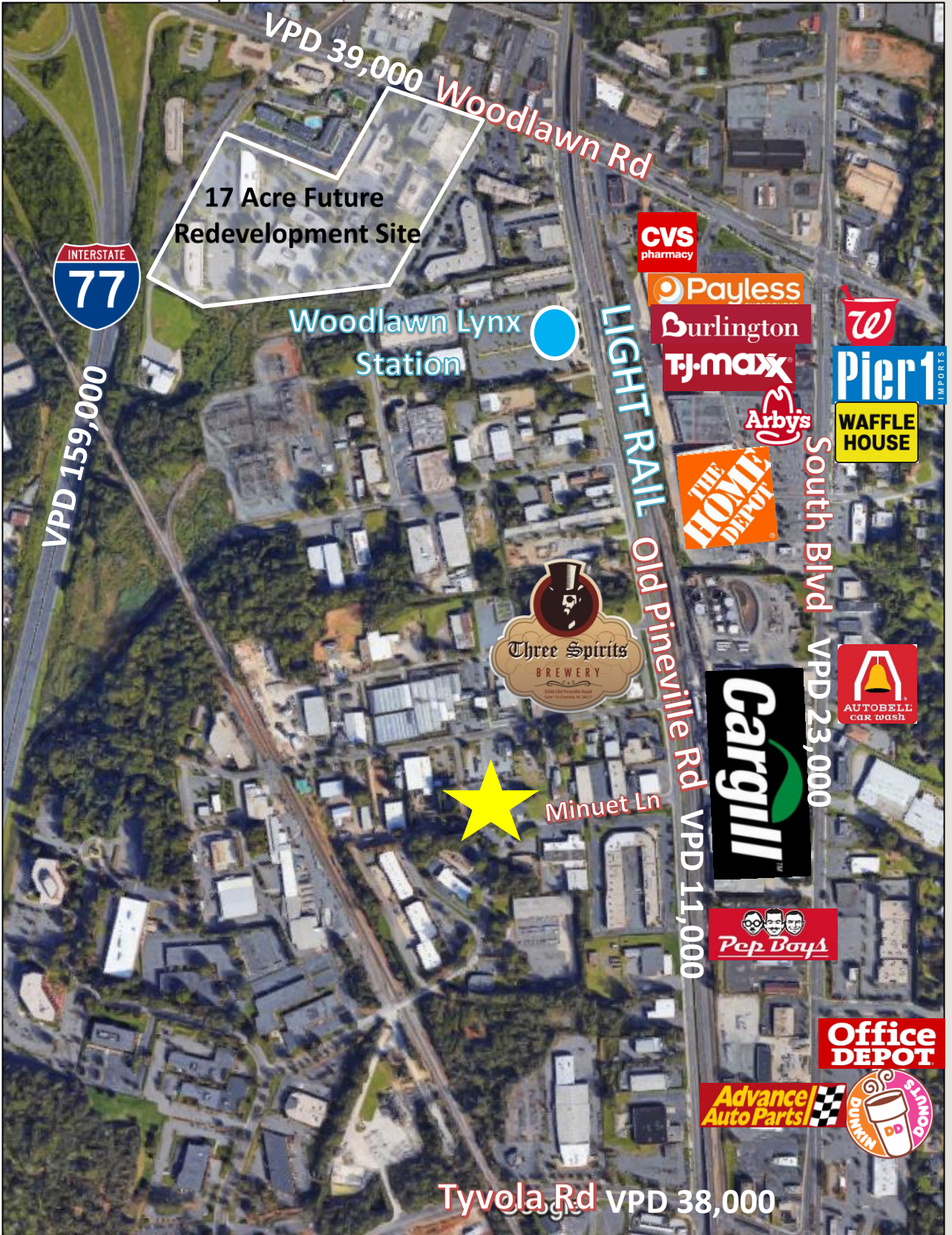
BUILDING SIZE: 18,791 SF

ACREAGE: 1.34

SALES PRICE: \$1,950,000

PRICE PER SF: \$113.09

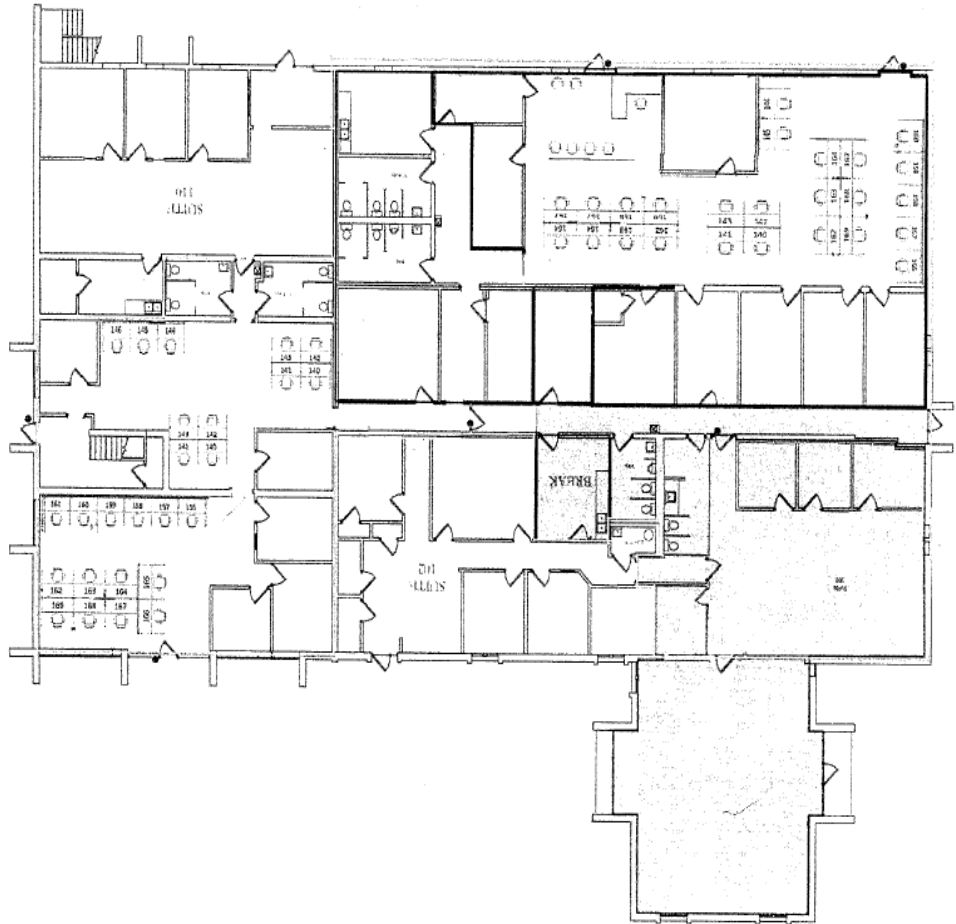
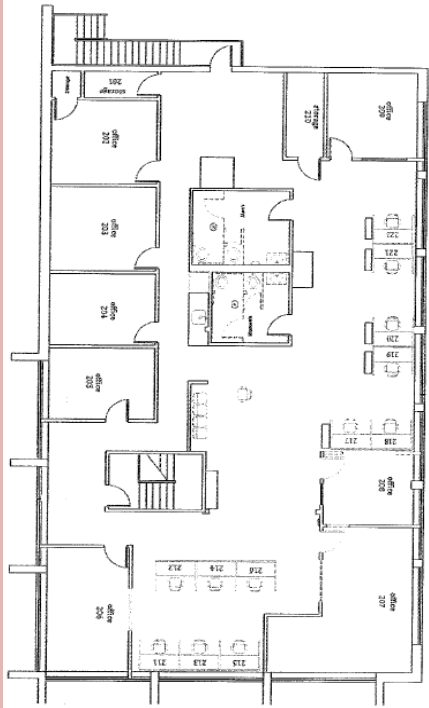
AERIAL



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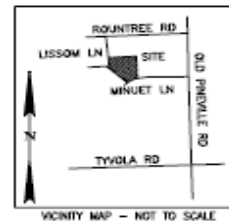
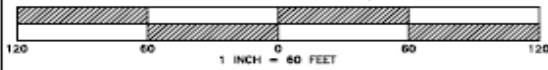
REAL ESTATE DEVELOPMENT PARTNERS

FLOOR PLANS



SURVEY

SURVEY PREPARED FOR
JOAN RUTH, LLC
 LOCATED IN THE CITY OF CHARLOTTE,
 MECKLENBURG COUNTY, NORTH CAROLINA
 TAX PARCEL: 169-072-13
 REFERENCE: DB 8031-382
 DATE OF SURVEY: MAY 15, 2010

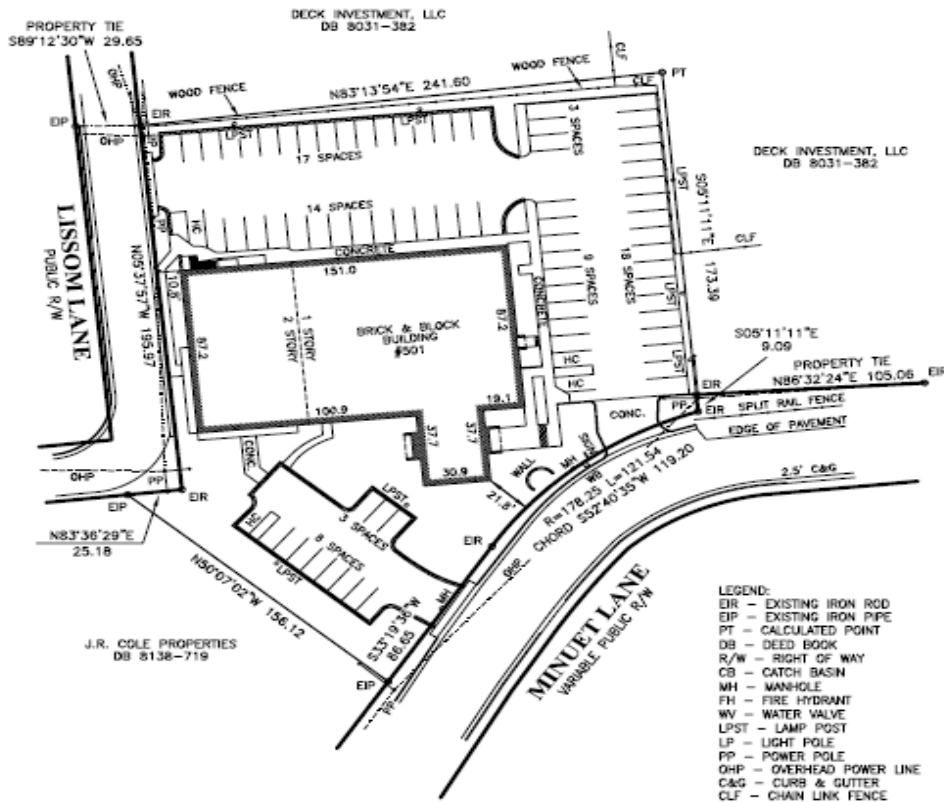


NOTES

1. THIS SURVEY IS OF EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
2. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
3. STORM DRAINAGE SHOWN IS BASED ON ABOVE GROUND EVIDENCE & MAY BE APPROXIMATE.
4. NO NGS MONUMENT WAS FOUND WITHIN 2000 FEET.
5. PROPERTY MAY BE SUBJECT TO UNDERGROUND OR SUBSURFACE UTILITIES.
6. PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND RESTRICTIONS.

TOTAL AREA: 58,637 SQ.FT. OR 1.346 ACRES.

PARKING IS AS FOLLOWS:
 REGULAR SPACES = 72
 HANDICAPPED SPACES = 4
 TOTAL NUMBER OF SPACES = 76



- LEGEND:**
- EIR - EXISTING IRON ROD
 - EIP - EXISTING IRON PIPE
 - PT - CALCULATED POINT
 - DB - DEED BOOK
 - R/W - RIGHT OF WAY
 - CB - CATCH BASIN
 - WH - WANNHOLE
 - FH - FIRE HYDRANT
 - WV - WATER VALVE
 - LPST - LAMP POST
 - LP - LIGHT POLE
 - PP - POWER POLE
 - OHP - OVERHEAD POWER LINE
 - C&G - CURB & GUTTER
 - CLF - CHAIN LINK FENCE

"BOUNDARY SURVEY"

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A "CLASS A" SURVEY AS SPECIFIED IN NCAC 21, CHAPTER 56.

Jason Lee Wylie

JASON LEE WYLIE, NORTH CAROLINA PLS L-4366



FROM THE OFFICE OF
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