

217 & 221 W 11TH STREET

CHARLOTTE, NC 28202

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON 0.32 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- ± 3,538 SF office building
- Property consists of two parcels:
 - 07804611 - 0.152 acres
 - 07804610 - 0.162 acres (vacant lot)
- Located in the historic Fourth Ward
- 10 private offices, large conference room, break area, and reception
- Zone N2-C (HDO)
- Free on-site parking (6 cars) and 2-hour street parking
- Rare opportunity to purchase inside the I-277 loop

NEARBY AMENITIES

- Within walking distance to restaurants such as Indigo Tea & Coffee, Spaghetti, Pizzeria Sapienza CLT, McNinch House, and Alexander Michaels, a local favorite.
- Three Blue Line LYNX stops nearby: Charlotte Transportation Center, 7th Street and 9th Street

Asking Price: \$1,850,000

BROKER CONTACT

HOLLY ALEXANDER
704.927.2884
halexander@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

217 & 221 W 11TH STREET

CHARLOTTE, NC 28202

AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON .32 ACRES AVAILABLE FOR SALE

FIRST WARD

- 1 UNC Charlotte Center City
- 2 First Ward Park
- 3 ImaginOn
- 4 Spectrum Center
- 5 The Ritz-Carlton



SECOND WARD

- 6 Fahrenheit Charlotte
- 7 NASCAR Hall of Fame
- 8 Mint Museum Uptown

THIRD WARD

- 9 Bank of America Stadium
- 10 Truist Field
- 11 Romare Bearden Park



FOURTH WARD

- 12 Discovery Place
- 13 Fourth Ward Park
- 14 Pizzeria Sapienza CLT
- 15 Indigo Tea & Coffee
- 16 Skyhouse Apartments
- 17 Spaggett



★ 217 & 221 W. 11th St.



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

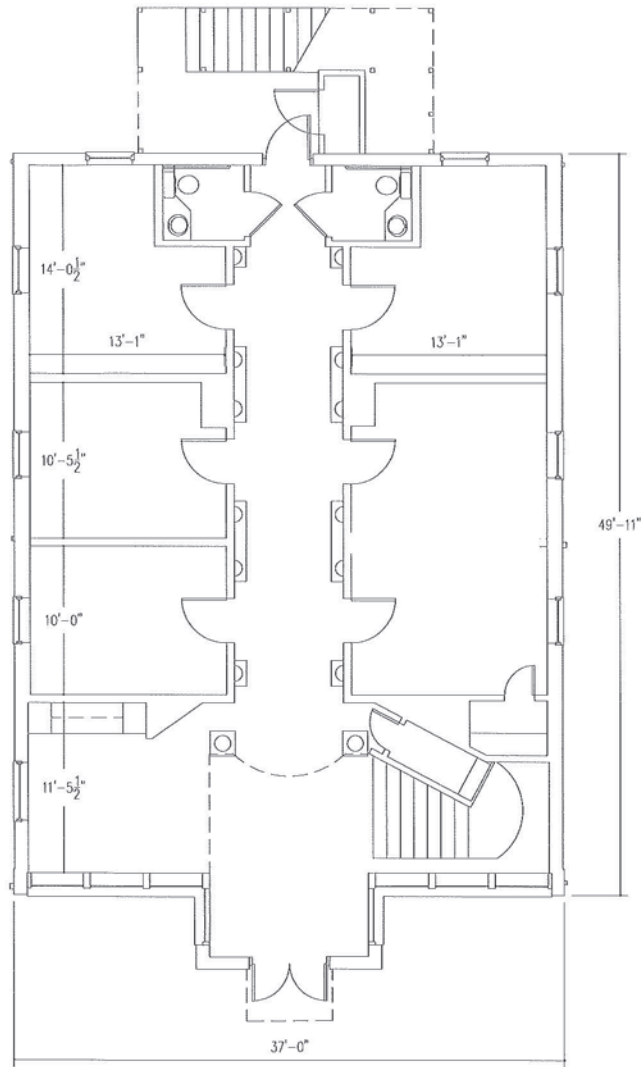
217 & 221 W 11TH STREET

CHARLOTTE, NC 28202

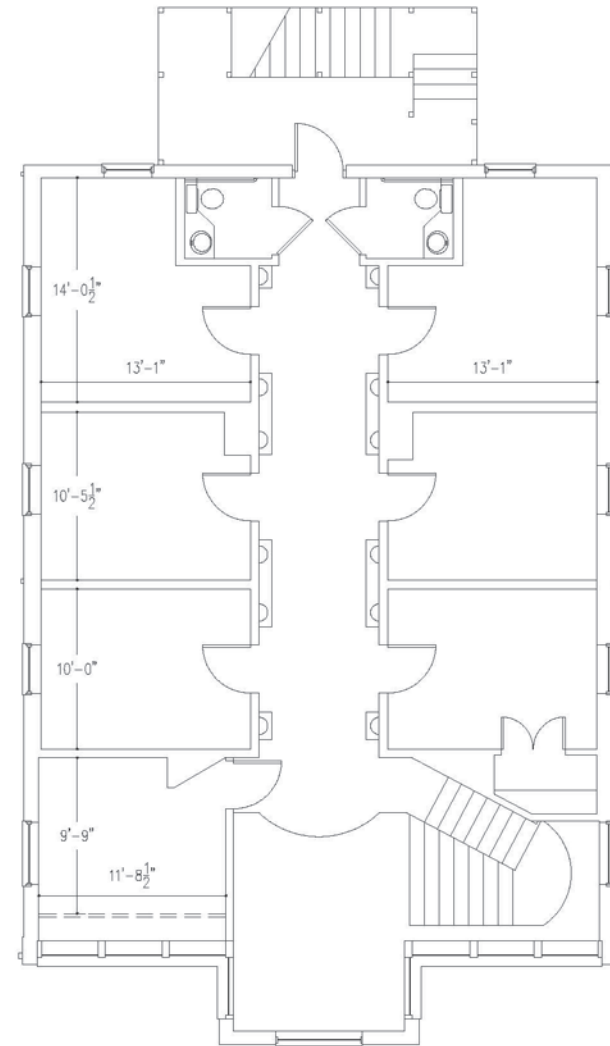
FLOOR PLAN

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON .32 ACRES AVAILABLE FOR SALE



First Floor
1,901 SF



Second Floor
1,637 SF

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

217 & 221 W 11TH STREET

CHARLOTTE, NC 28202

PHOTOS

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON .32 ACRES AVAILABLE FOR SALE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

217 & 221 W 11TH STREET

CHARLOTTE, NC 28202

SITE AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON .32 ACRES AVAILABLE FOR SALE



.16 acres
Vacant
Lot

Cross Access Easement to
Rear Parking Lot

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

217 & 221 W 11TH STREET

CHARLOTTE, NC 28202

AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

± 3,538 SF OFFICE BUILDING ON .32 ACRES AVAILABLE FOR SALE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com