

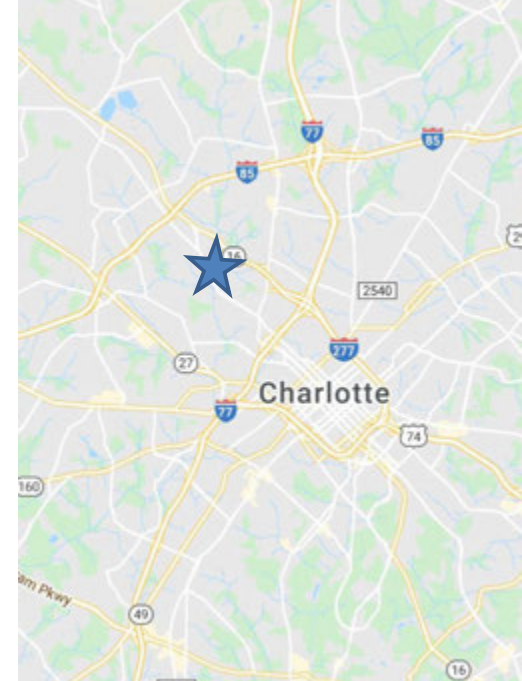
MECKLENBURG COUNTY BAR BUILDING

511 YELLOWSTONE DRIVE, CHARLOTTE, NC 28208

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

+/-24,000 SF ON 3 ACRES AVAILABLE FOR SALE



The Mecklenburg County Bar building is your gateway to community vibrancy and the cultural diversity that makes Charlotte the crown jewel of the South. Noted as one of Charlotte's future-growth corridors, the West End Rozzelles Ferry area is poised to reclaim its place in the Queen City's commercial landscape. Come enjoy the West End!

PROPERTY HIGHLIGHTS

- Free-standing, headquarter or redevelopment opportunity
- Built in 2014
- Located in the Rozzelles Ferry Opportunity Zone
- 150 parking spaces (6.25/1000)
- Key space attributes: stately entry, board room, training rooms, event space, in-house catering kitchen and multiple private offices
- Minutes from Uptown, I85, I77 and I277
- Call for pricing

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."

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CONVENIENT TO:

I-277	0.6 miles
Five Points Plaza	0.7 miles
I-85	0.9 miles
Freight District	1.2 miles
Music Factory	1.5 miles
Uptown Charlotte	1.8 miles

130 Townhomes

511 YELLOWSTONE DR.

**GREENWAY
BUSINESS PARK**

HISTORIC WEST END

WEST END

PROPOSED
FIVE POINTS PLAZA

PROPOSED

FREEMORE WEST

FREIGHT DISTRICT

GOLD LINE

UPTOWN CHARLOTTE



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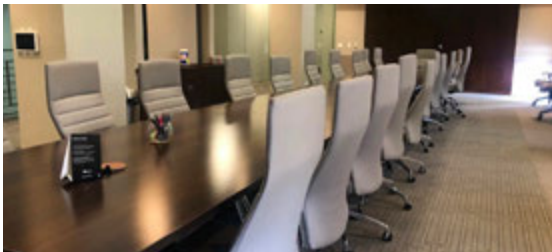
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SITE PLAN

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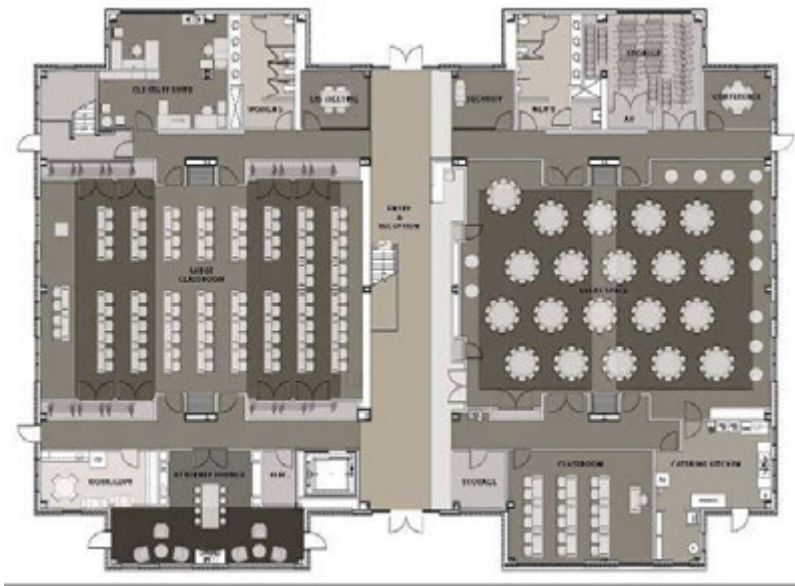
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FLOOR PLAN

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FIRST FLOOR



SECOND FLOOR

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