

5120 MONROE ROAD  
CHARLOTTE, NORTH CAROLINA 28205

Lat. 35.190592  
Long. -80.775824

# Available For Sale

*Well Maintained  
Free Standing  
Office Building*

*Perfect for  
Medical Office, Law Firm  
Insurance Agency,  
Learning Center*

*Zoned Office*

*High Traffic Count Exposure  
on Monroe Road within  
walking distance to bus line*

*Call Jim Emmanuel  
for details at 704-525-8000*



Approx. 1,833 sf GBA

Central HVAC

Reception/Waiting Area

200 amp electrical

Approx. .68 Acres

5-Offices

Kitchen Break Area

Zoned Office

Storage Closets

2-restrooms

10+Dedicated parking spaces

Sale Price: \$275,000

5124 MONROE ROAD IS ALSO FOR SALE AND CAN BE PURCHASED TOGETHER

Every effort has been made to provide accurate information but no liability is assumed for errors and omissions. Offering is subject to prior sale, change, or withdrawal without notice and approval by owner.



6201 Fairview Road  
Suite 200  
Charlotte, NC 28210

Phone: 704-525-8000

E-mail:

[jim@novuscommercial.com](mailto:jim@novuscommercial.com)



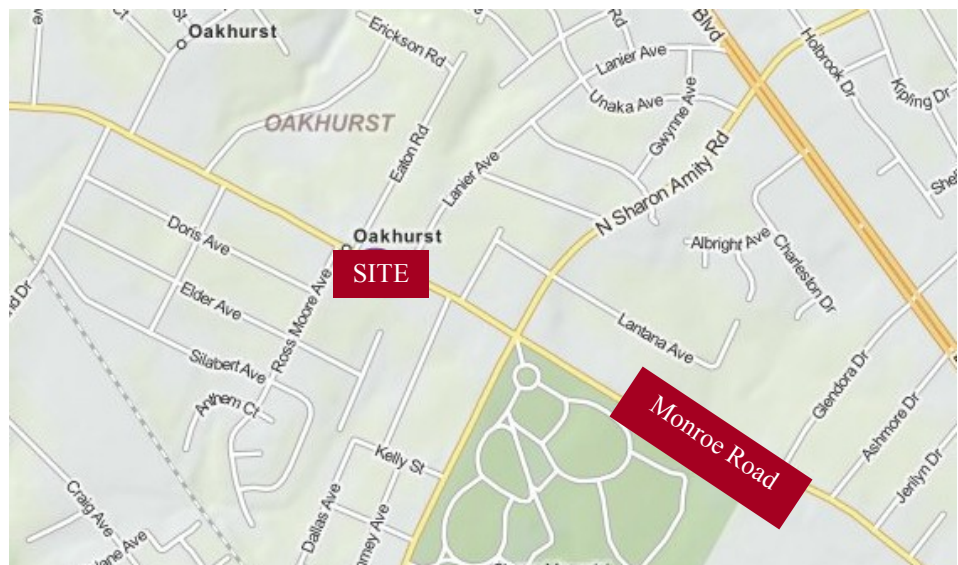
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AVAILABLE  
FOR SALE

The image contains two architectural floor plans of a building. The top plan shows a central corridor with stairs and two large rooms on either side. Dimensions include 12'-7", 12'-10", 12'-3", and 12'-10". The bottom plan shows a more complex layout with multiple rooms, a central staircase, and an elevator. Dimensions include 7'-11", 12'-7", 10'-9", 11'-11", 7'-5", 11'-10", 19'-2", 12'-1", 10'-6", and 12'-1". Labels include 'ELEC. PANEL', 'DN', 'UP', and 'F/P'.

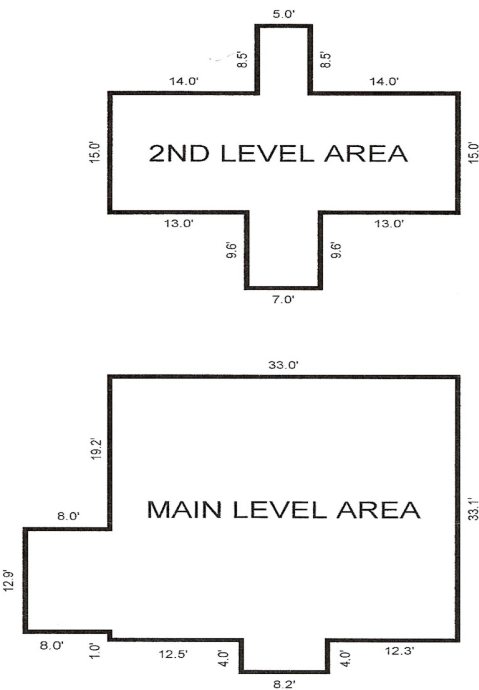
5120 MONROE ROAD  
1,142 USF FIRST FLOOR  
575 USF SECOND FLOOR  
1,717 TOTAL USF

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BUILDING SKETCH PLAN



Scale: 1 = 18

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GBA1	MAIN LEVEL AREA	1228.30	
	2ND LEVEL AREA	604.70	
			1833.00
TOTAL BUILDING (rounded)			1833

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
MAIN LEVEL AREA			
4.0 x	8.2		32.80
8.0 x	12.9		103.20
33.0 x	33.1		1092.30
2ND LEVEL AREA			
5.0 x	8.5		42.50
7.0 x	9.6		67.20
15.0 x	33.0		495.00
6 Calculations Total (rounded)			1833

For More Information  
Please Contact **Jim Emmanuel**  
Phone: 704-525-8000

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