

AVAILABLE FOR LEASE

413 East Trade Street & Caldwell Street
Charlotte, NC

Former YWCA Daycare Center



Location: Directly across from the Time Warner Cable Arena; two blocks from the square in large employment district

Tax Parcel: 125-023-10

Zoning: UMUD

Year Built: 1989

Size: Total Gross sf: 14,705

First Floor 7,148

Second Floor 7,557

Plus large outdoor play yard

Cancellation: Owner reserves the right to cancel the lease with twelve (12) months written notice.

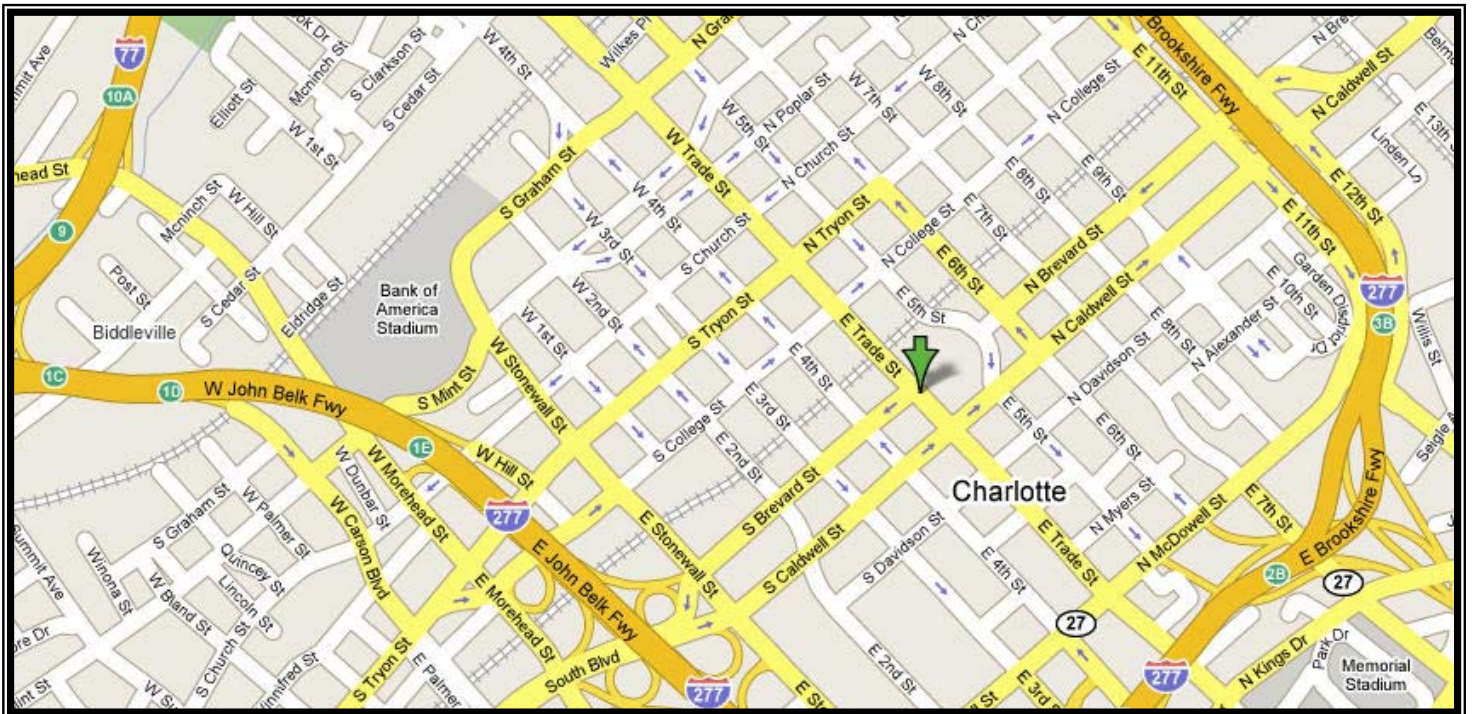
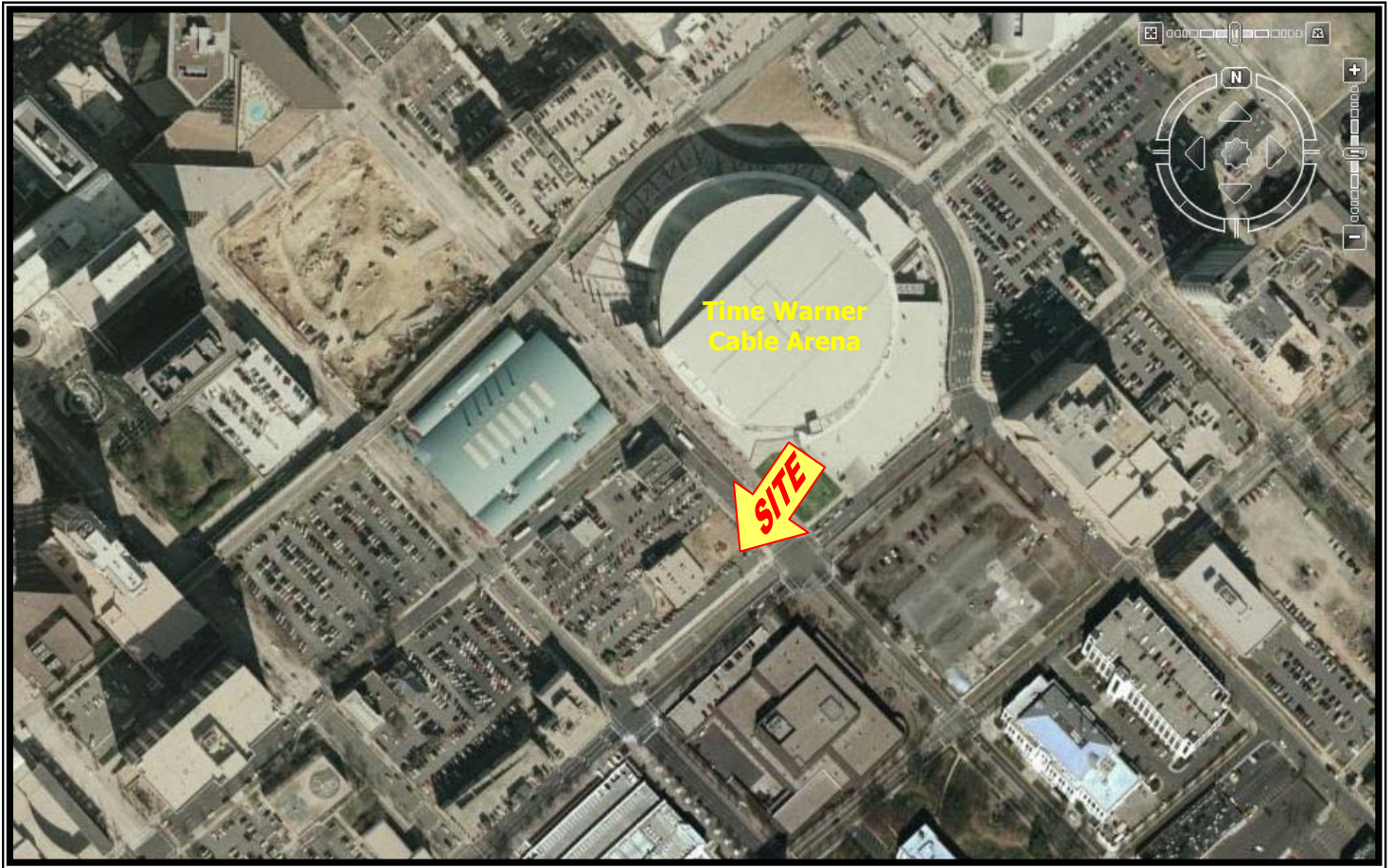
Lease Rate: \$10.00 psf plus prorata taxes



FOR FURTHER INFORMATION CALL:
JOHN N. JONES
GIBSON SMITH REALTY CO.
704-333-8721 · Email: jjones@gsrc.net
Check the Web: www.gsrc.net



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The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The Buyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.