

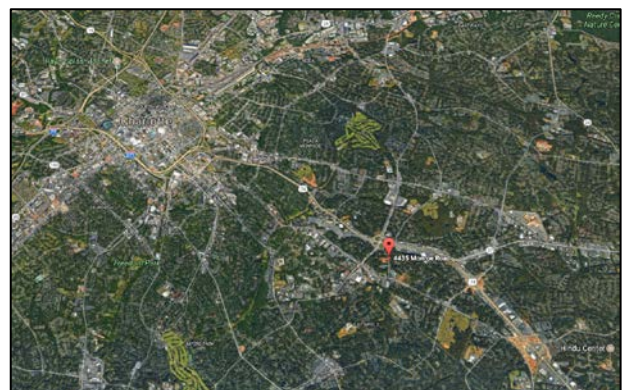
CORNER FOR LEASE

4435 Monroe Road and Commonwealth Avenue
Charlotte, NC 28205



FEATURES

- **Property:** Nice house built in 1931 with $\pm 1,744$ s.f. located on a busy signalized intersection. Hardwood floors and handicap ramp in place.
- **Zoning:** B-1
- **Tax Parcel:** 159-061-24



RENT: **\$2,500 / Month**

Landlord pays taxes and insurance



FOR FURTHER DETAILS CONTACT:
JOHN N. JONES
Direct: 704-333-8721 | Email: jjones@gsrc.net

GIBSON SMITH REALTY CO.
1100 Kenilworth Avenue, Suite 200
Charlotte, NC 28204
www.gsrc.net





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Parcel Information

Parcel ID 15906124	Account NC CORP	Parent	Previous
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Owner(s)

Owner Name JUNG PROPERTIES LLC	Mailing Address 2231 RICHARDSON DR	City/State CHARLOTTE NC 28211
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Legal Information

Legal P1 B1 M3-27	Municipality CHARLOTTE	Date Annexed	Special District	Fire District CITY OF CHARLOTTE	Acreage 0
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Total Parcel Assessment

Building 87300	Land 92900	Features 0	Total 180200	Exemptions	Year Approved	Review Date	Amount
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Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Sep 20 2005	225000	450		IMP	WARRANTY D	19365-112	MULLER,THEODORE M
Oct 29 2004	0		LESS \$3000	IMP	SPEC WARRNTY	17935-467	MULLER,MITCH
Aug 18 1998	95000			IMP	DEED STAMPS	09864-932	TANCREDI ELOISE (BY

Land Use

Use C700	Units 9291	Type SF	Neighborhood RE02	Assessment 92900
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Building Information

Bldg 1	Description Office	Type OFFICE	Year 1931	Property Location 4435 MONROE RD CHARLOTTE
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Bldg 1	Story 1.5 STORY	Units 1	Total SqFt 2108	Heated SqFt 1744	Foundation CRAWL SPACE	Ext. Wall WOOD SHINGLE -	Grade GOOD 01	Value 87300
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Bldg 1	Heat AIR-DUCTED	Fuel GAS	Fire Place 0 -	AC AC-NONE	Fixtures 0	Bedrooms 3	Full Baths 2	3/4 Baths 0	1/2 Baths 0
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Sub Area

Bldg	Description	Size
1	ATTIC - FINISHED	406
1	PORCH - OPEN - FINISHED	364
1	BASE (FIRST FLOOR)	1338

Depreciation

Bldg 1	Physical AV - 47.00%	Functional - 0.00%	Economic ECON - 0.00%	Special - 0.00%	Override - 0.00%
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Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
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Notes

Tax Year 2011	Notes Informal Review Request Received	Note Date 04/30/2011
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Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2011	2011	Countywide Revaluation	211800	0
Mar 21 2003	2003	Countywide Revaluation	98300	0
Feb 20 1998	1998	Countywide Revaluation	68440	
Jan 2 1991	1991	Countywide Revaluation	64430	

Polaris 3G Map – Mecklenburg County, North Carolina

4435 Monroe Road at Commonwealth

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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.