

# COLONY ON FAIRVIEW

6805 FAIRVIEW ROAD, UNIT A & B  
CHARLOTTE, NC 28210  
OFFICE CONDOMINIUMS FOR SALE



## CONTACT

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# FOR SALE

# PROPERTY OVERVIEW



**SALE PRICE**  
\$1,595,000



**TOTAL AVAILABLE SPACE**  
1st Floor: ± 2,564 GSF

## PROPERTY SUMMARY

- 1st Floor: Units A & B For Sale
- Size: ± 2,564 gross square feet
- Second generation office build-out
- 1st Floor is occupied by a tenant with an expired lease term
- Walking distance to Phillips Place & SouthPark Mall
- Rare opportunity to own in SouthPark
- Year built: 1985
- Zoning: office condominium (O-6 CD)
- Annual property taxes: \$6,671/yr.
- Annual condominium dues: \$7,012/yr.
- Property is part of the Colony on Fairview Condominium Association
- One-site parking: Approx. 4 spaces per 1,000 SF of Gross Building Area

[VIRTUAL TOUR](#)

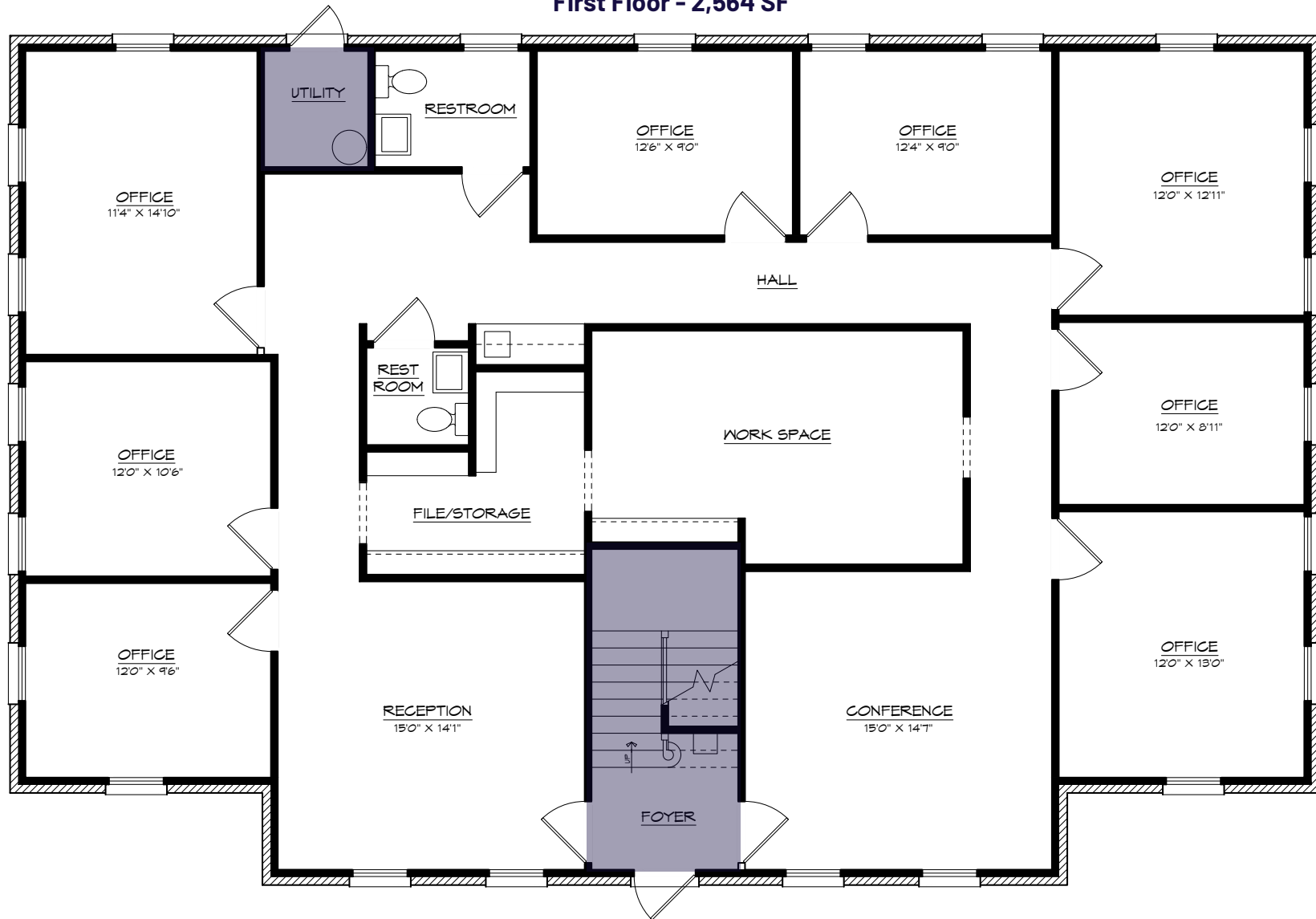


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# FLOOR PLAN: 1<sup>ST</sup> FLOOR

First Floor - 2,564 SF



Unit A & B - 2,402 SF  
Common Area - 128.7 SF  
Utility - 33 SF

# AREA OVERVIEW

