

1713 SPRING GARDEN STREET

FOR SALE/LEASE | GREENSBORO, NC 27403

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	2,775
LEASE RATE	\$12.50, NNN
SALE PRICE	\$325,000

DESCRIPTION

±2,775 SF, one-story building containing 8 offices, a break room, a storage room, and secure onsite parking. Property fronts Spring Garden Street with over 18,000 vehicles per day and a clearly visible pylon sign. Located on ±0.33 acres and just 0.25 miles from the UNCG campus. Commercial Medium zoning allows for a wide variety of commercial uses. Excellent opportunity for an Owner Occupant or Investor.



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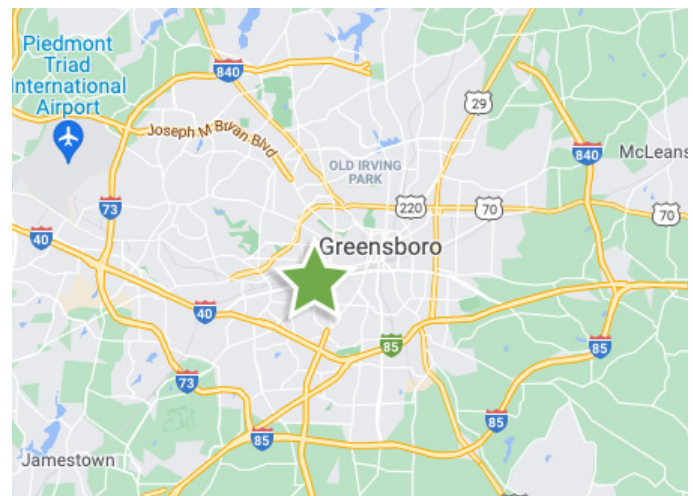
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KEY FEATURES

- Excellent visibility, located on a heavily travelled corridor (18,000 VPD)
- 0.25 miles from UNCG with 19,000 students
- Zoned CM allowing for a variety of commercial uses
- Existing illuminated pylon sign
- Fenced rear yard with on-site parking



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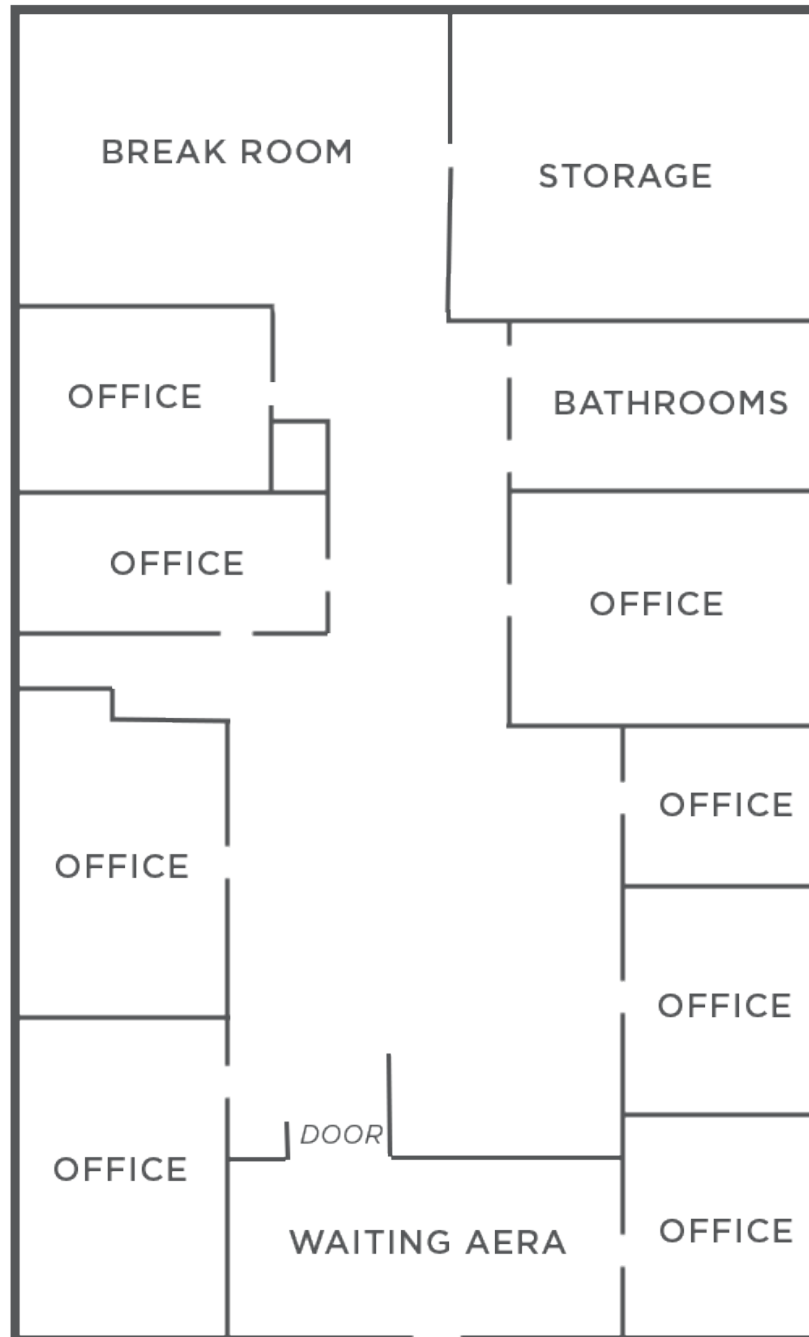
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FLOOR PLAN



FRONT ENTRANCE



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PROPERTY INFORMATION

PROPERTY TYPE	Office	YEAR BUILT	1983
AVAILABLE SF ±	2,775	YEAR RENOVATED	1990
ACRES ±	0.33	RESTROOMS	2
PARKING	20-22 Surface	BUILDING EXTERIOR	Brick/Block
ZONING	CM	ROOF	Membrane, 2018 est.
TAX PIN	7854726973		

PRICING & TERMS

LEASE RATE	\$12.50	LEASE TYPE	NNN
SALE PRICE	\$325,000	TAX VALUE	\$214,300

DESCRIPTION

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