

1038 HOMELAND AVENUE

FOR SALE/LEASE | GREENSBORO, NC 27405

Linville | Team Partners

COMMERCIAL REAL ESTATE



FLEX BUILDING FOR SALE/LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Flex
AVAILABLE SF ±	7,800 - 13,992
SALE PRICE	\$895,000
LEASE RATE	\$7.95, Modified Gross

DESCRIPTION

±7,800 - 13,992 SF Flex building consisting of ±6,000 SF showroom/office space on the upper level, ±6,000 SF of storage/workshop on the lower level and ±1,922 SF of warehouse on the main level with 2 dock doors; (1) 10' x 14' and (1) 10' x 8'. Ample power, three restrooms upstairs and two restrooms downstairs. Located between East Wendover Avenue and East Bessemer Avenue. 20+ surface parking spots available.

Landlord will consider adding an elevator or lift with acceptable lease terms.



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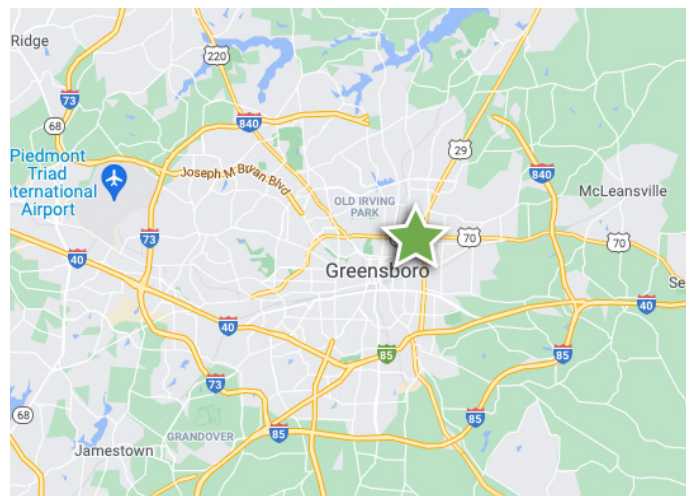
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KEY FEATURES

- ±7,800 - 13,992 SF Retail/Flex building
- ±6,000 SF showroom/office space, ±6,000 SF storage/workshop space, ±1,922 SF warehouse space
- 2 dock doors; (1) 10' x 14' and (1) 10' x 8'
- **Sale Price: \$895,000**
- **Lease Rate: \$7.95, Modified Gross**



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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Flex	PROPERTY SUBTYPE	Warehouse
AVAILABLE SF ±	7,800 - 13,992	RESTROOMS	5
ACRES ±	0.51	FLOORS	2
YEAR BUILT	1959	ROOF	Rubber membrane, 2018
YEAR RENOVATED	2021	BUILDING EXTERIOR	Brick
PARKING	20+ Surface	DOCK DOORS	2 dock doors; 10' x 14' and 10' x 8'
ZONING	CM	ELECTRICAL	400a/220v

PRICING & TERMS

SALE PRICE	\$895,000	LEASE RATE/TYPE	\$7.95, Modified Gross
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