

# 508 ARBOR HILL ROAD

FOR SALE/LEASE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



STAND-ALONE OFFICE (INCLUDES 0.43 ACRE LOT)

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office, Land
AVAILABLE SF ±	6,776 SF and 0.43 Acre Lot
SALE PRICE	\$650,000
LEASE RATE	\$18.00, Modified Gross

## DESCRIPTION

This ±6,776 SF stand-alone office building is conveniently located right off of S. Main Street in Kernersville. This sale also includes an adjacent 0.43 acre site zoned HB and is approved for a ±2,432 SF building.



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## KEY FEATURES

- ±6,776 SF stand-alone office building
- Conveniently located right off of S. Main Street in Kernersville
- Includes an adjacent 0.43 acre site zoned HB
- Approved for a ±2,432 SF building
- **Sale Price: \$650,000**
- **Lease Rate: \$18.00, Modified Gross**



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## PROPERTY INFORMATION

PROPERTY TYPE	Office, Land	PARKING	20 Surface
AVAILABLE SF ±	6,776	ELEVATOR	No
ACRES	0.65, additional 0.43 lot	EXTERIOR	Brick
FLOORS	2	ROOF	Shingle
ZONING	HB		

## PRICING & TERMS

SALE PRICE	\$650,000	LEASE RATE	\$18.00, Modified Gross
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*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*



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