

**118 BURKE STREET &
313 E. BODENHAMER STREET**
FOR SALE | KERNERSVILLE, NC 27284

Linville | *Team Partners*
COMMERCIAL REAL ESTATE



HOSIERY MILL CAMPUS FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex, Retail
AVAILABLE SF ±	96,842
SALE PRICE	\$3,200,000

DESCRIPTION

Warehouse or campus redevelopment opportunity. ±92,048 SF hosiery mill, ±2,800 SF warehouse/workshop, and ±1,994 SF single family house. Property can be subdivided to accommodate various tenants or suitable for redevelopment. Property features ample parking (front and back), visibility on East Bodenhamer Street (16,000 VPD), and historical mill features. Fully sprinklered, 3 elevators, and heavy power.



NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

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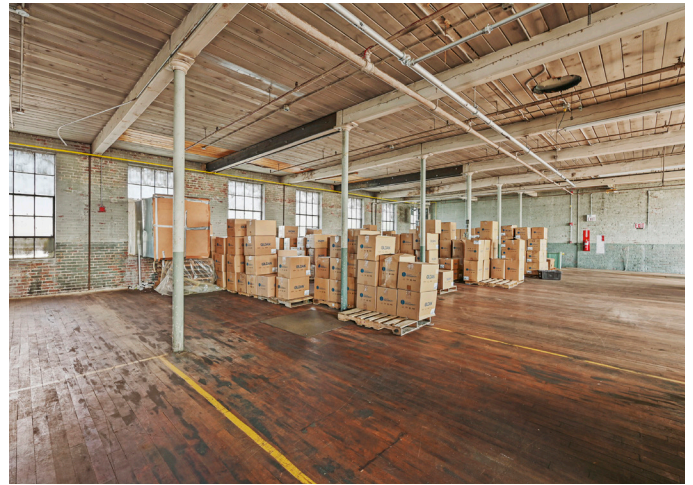
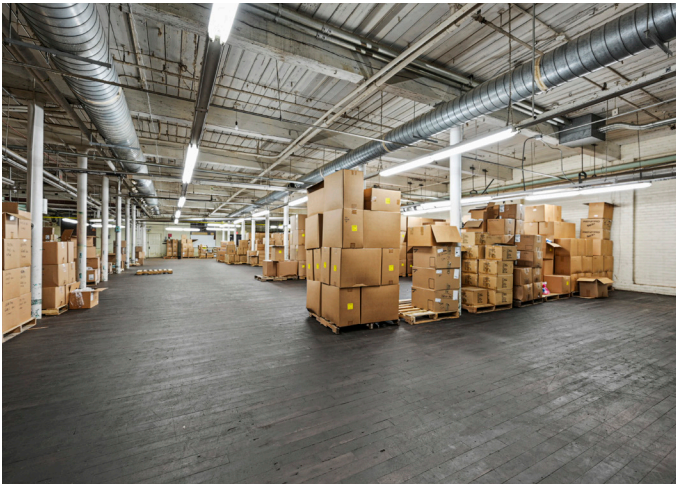


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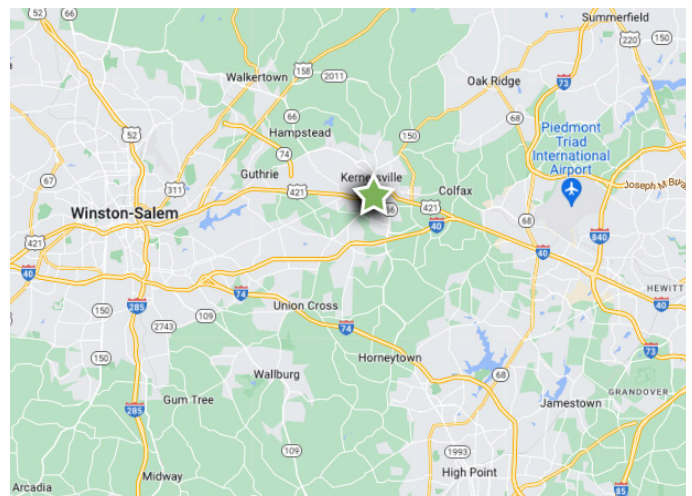


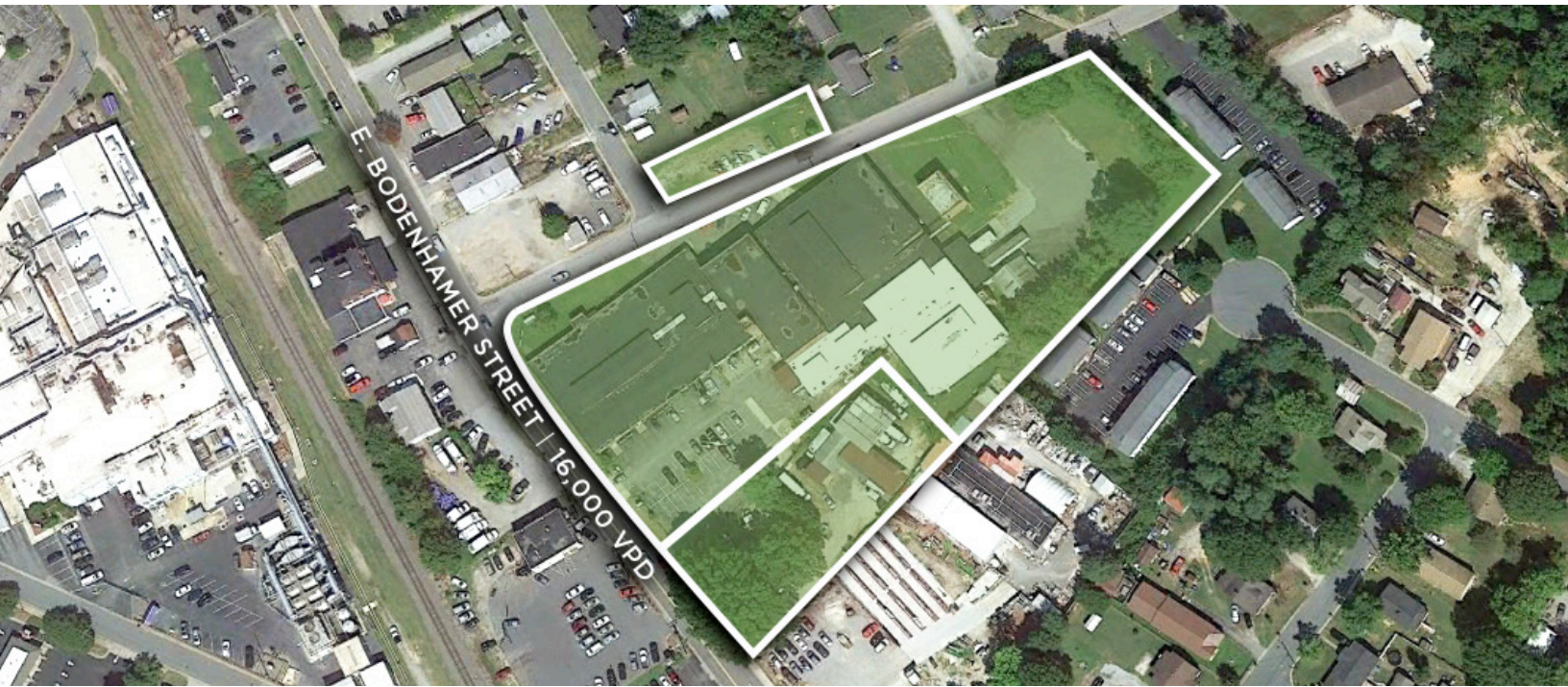
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KEY FEATURES

- ±92,048 SF hosiery mill, ±2,800 SF warehouse/workshop, and ±1,994 SF single family house
- Can be subdivided to accommodate various tenants or suitable for redevelopment
- Ample parking (front and back)
- Visibility on East Bodenhamer Street (16,000 VPD)
- **Sale Price: \$3,200,000**





PROPERTY INFORMATION

PROPERTY TYPE	Flex, Retail	PARKING	±75 surface + overflow
AVAILABLE SF ±	96,842	DOCK DOORS	7
ACRES	4.62	FIRST FLOOR SF ±	23,116
YEAR BUILT	1918	SECOND FLOOR SF ±	61,676
ZONING	GB	THIRD FLOOR SF ±	7,256

PRICING & TERMS

SALE PRICE	\$3,200,000
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