

1231 MONTLIEU AVENUE

INDUSTRIAL PROPERTY **FOR SALE**

1231 MONTLIEU AVENUE
HIGH POINT, NC 27262

PROPERTY DESCRIPTION

Approximately $\pm 28,000$ SF on 1.28 acres with ample parking. Two story structure with ground level access to both floors. Upstairs is approximately $\pm 14,000$ SF of street-facing retail and storefront. There is a side gravel parking area with a loading dock and ample parking. The lower level is approximately $\pm 14,000$ SF of basement/ office/storage square footage that can be accessed from the upper units or from a rear driveway area that also has surplus parking. The roof is in excellent condition and has been replaced in various different sections between 2020 to 2022. A small portion of the property is leased and the tenant would remain with a new lease agreement. This property offers a lot of potential however the majority of the property has outstanding/open code violations that will need to be addressed and lacks electrical and HVAC- making it a great opportunity for an experienced team.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.28 Acres
Building Size:	$\pm 28,000$ SF



Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Dom Maggio

443.540.9293
dom@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

HIGH POINT, NC

1231 MONTLIEU AVENUE

L | T

INDUSTRIAL PROPERTY FOR SALE



Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

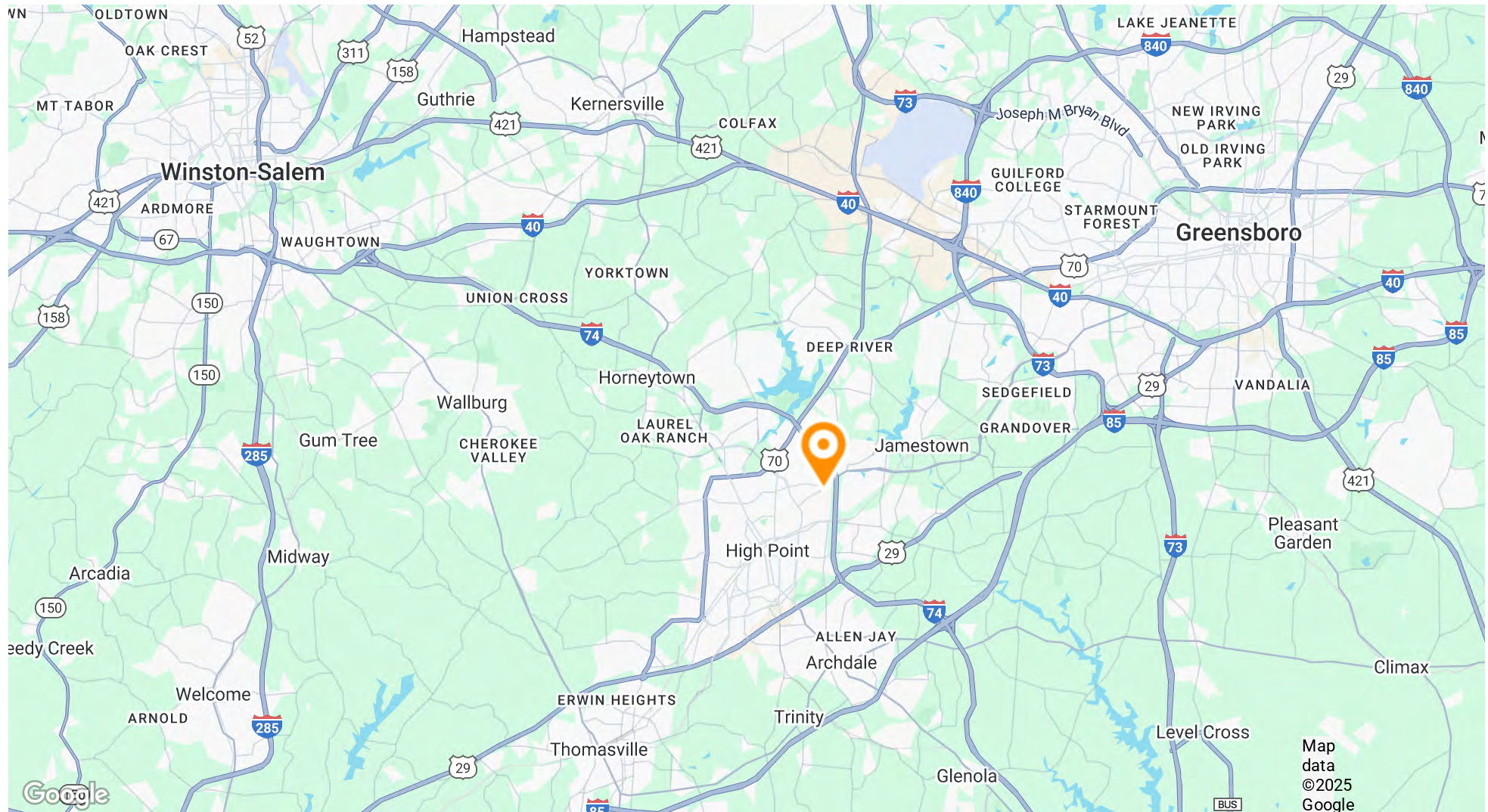
Dom Maggio

443.540.9293
dom@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

1231 MONTLIEU AVENUE

INDUSTRIAL PROPERTY FOR SALE



Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Dom Maggio

443.540.9293
dom@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

1231 MONTLIEU AVENUE

INDUSTRIAL PROPERTY **FOR SALE**

LOCATION INFORMATION

Street Address	1231 Montlieu Avenue
City, State, Zip	High Point, NC 27262

PROPERTY INFORMATION

Property Type	Industrial
Lot Size	1.28 Acres
Building Size	±28,000 SF
Number of Dock High Doors	1
Number of Floors	2
Roof	2020, 2022
HVAC	Partial

**SALE PRICE:** \$750,000

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Dom Maggio

443.540.9293
dom@ltpcommercial.com

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.

Linville | Team Partners
COMMERCIAL REAL ESTATE