

BUILDING FOR SALE– CALL FOR PRICING

512 South Elm Street, Greensboro, NC 27406



ACC Commercial Real Estate is pleased to offer for sale this unique property located in the vibrant and growing downtown Greensboro area. This two story building, located at 512 South Elm Street, features a street level office space and an upstairs loft. The property has a positive rental history in an ideal location, and with the growing popularity of downtown Greensboro, the area continues to thrive. Currently the main level office space is occupied by Edward Jones Investments, with a recently renewed 5-year lease and the upstairs loft has a month-to-month tenant who will stay or can vacate upon 60 days notice. This property, unique with its own private garden space, is conveniently located close to many restaurants, shops, parks, art galleries, museums, and entertainment venues.

ACC COMMERCIAL
REAL ESTATE

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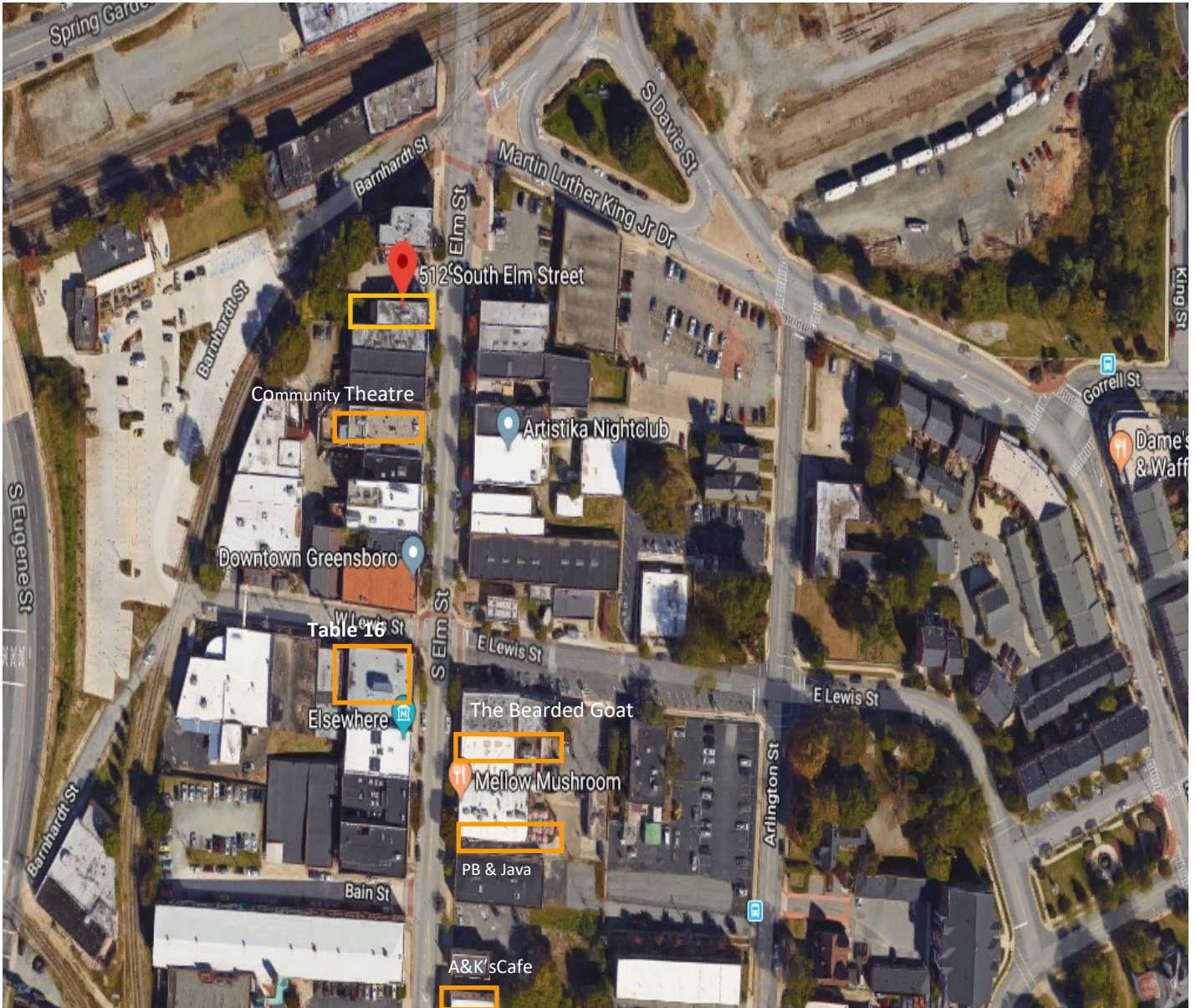
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416 Battleground Avenue
Greensboro, NC 27401

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AERIAL VIEW

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Highlighted businesses around 512 South Elm Street include Community Theatre, Table 16, The Bearded Goat, Mellow Mushroom, and Gibbs Hundred Brewing. Within extended walking distance are more fantastic dining and entertainment choices, along with shops and galleries, all close to this great downtown location!

PROPERTY OVERVIEW

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PROPERTY DETAILS			
Lot Size	0.09	Year Built	1925
1st Floor SF	1,670	2nd Floor SF	1,670
Building SF	3,340	Restrooms Per Floor	1
Flooring	Hardwood & Tile	Parcel ID	0000528
UTILITIES			
Heating	Forced air-ducted	Cooling	Central
Electrical	Duke Energy	Sewer/Water	City
TAX INFORMATION			
Zoning	CB	Tax District	200
Tax Pin	7864641199-000		
PRICING & TERMS			
Price	Call for Pricing	Price/SF	
POA Dues			

DEMOGRAPHICS	1 MILE	3 MILES
Population	17,522	94,056
Median Resident Age	29.9	34.5
Median Household Income	\$13,750	\$23,264
Median House/Condo value	\$226,900	\$182,500



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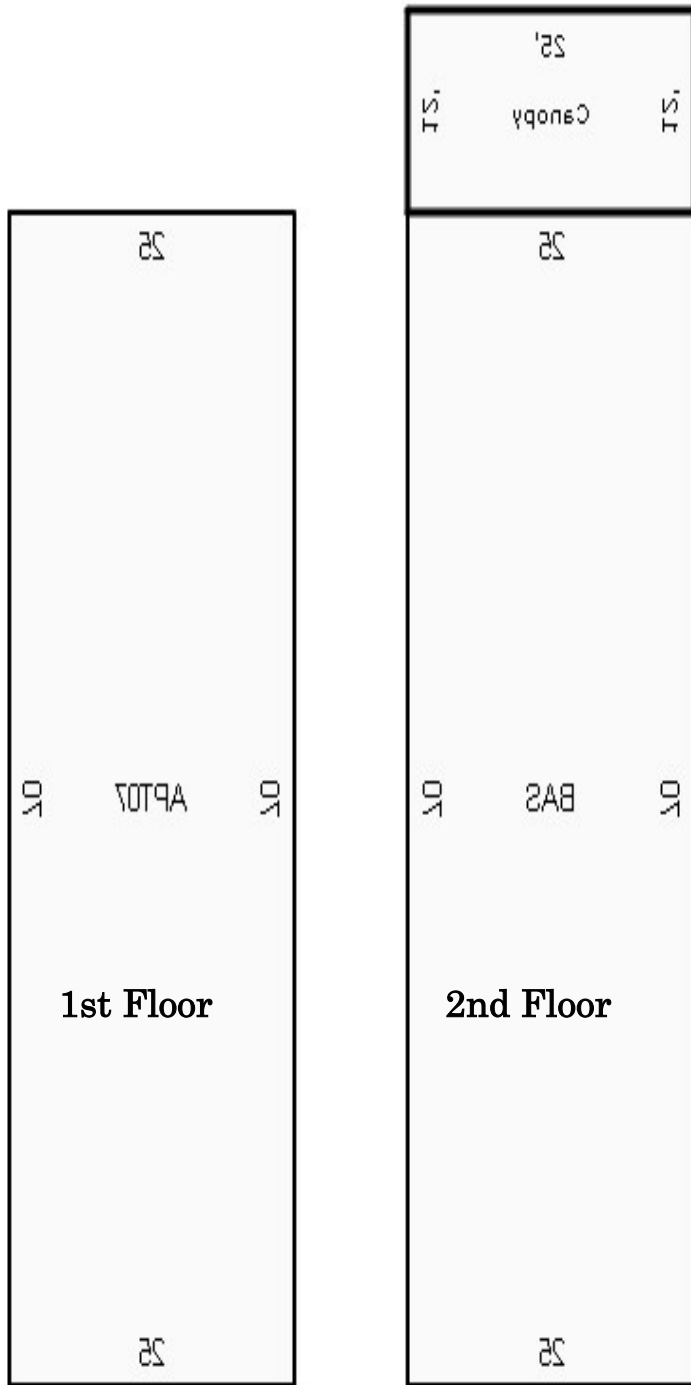
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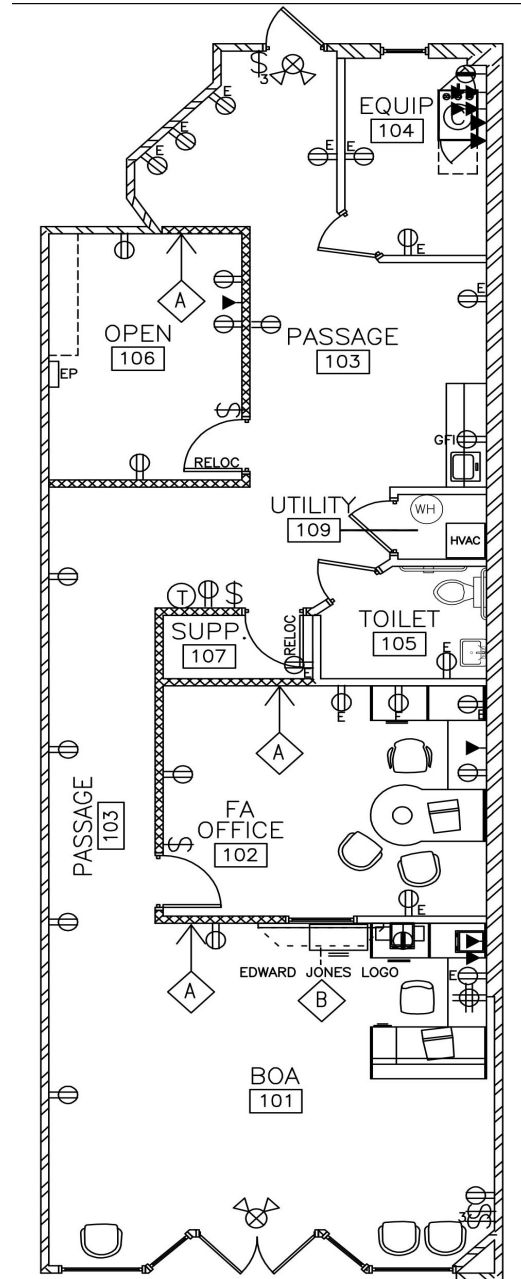
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FLOOR PLANS

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Building Floor Plan



1st Floor Build-out

INTERIOR LOFT

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The upstairs loft features an open space with exposed brick, original hard wood floors, resilient tile, a skylight, large kitchen with refrigerator, stove top & oven, full bath with walk-in shower and laundry area with washer & dryer connections. New HVAC unit was installed in 2016. A balcony off the bedroom overlooks a unique private garden behind the building. Monthly parking is beside the building. This building is well maintained, offers many possibilities, and is in a high traffic area.

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