

FOR SALE

1615 Holbrook St. Greensboro, NC 27403

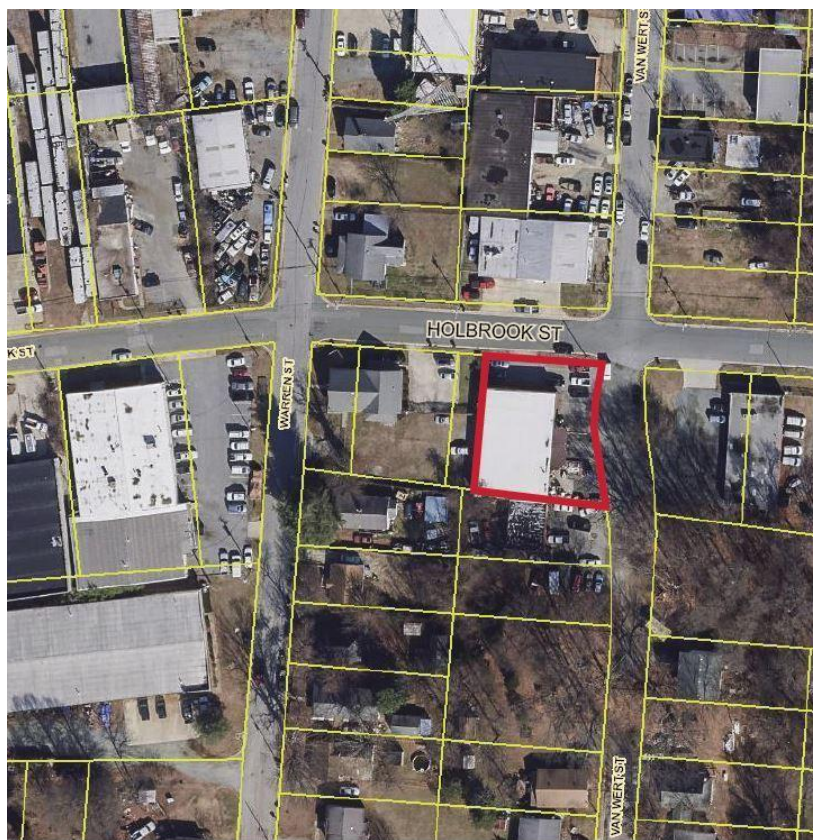
NAIPiedmont Triad



Industrial | 6,600 SF

- 6,600 SF Industrial building situated on .55 acre
- A/C in office area (1,300 SF); Heater/fan in warehouse area
- 3 restrooms
- 3 drive-in doors
- 2 dock doors
- Partially Fenced
- Zoned LI
- Cap Rate: 9.2%

Sales Price: \$305,000



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Partial Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 **348 N. Elm Street**
Greensboro, NC 27401
www.naipt.com

FOR SALE

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RENTS

Jaam Auto

S. Mori Motorsports

1615-A Holbrook

1615-B Holbrook

Total

Monthly Annual

2,000

1,000

3,000

36,000

EXPENSES

Commissions

Insurance

Taxes

Maintenance Reserve

Site Lighting

Total expenses

-

3,000

3,600

1,000

300

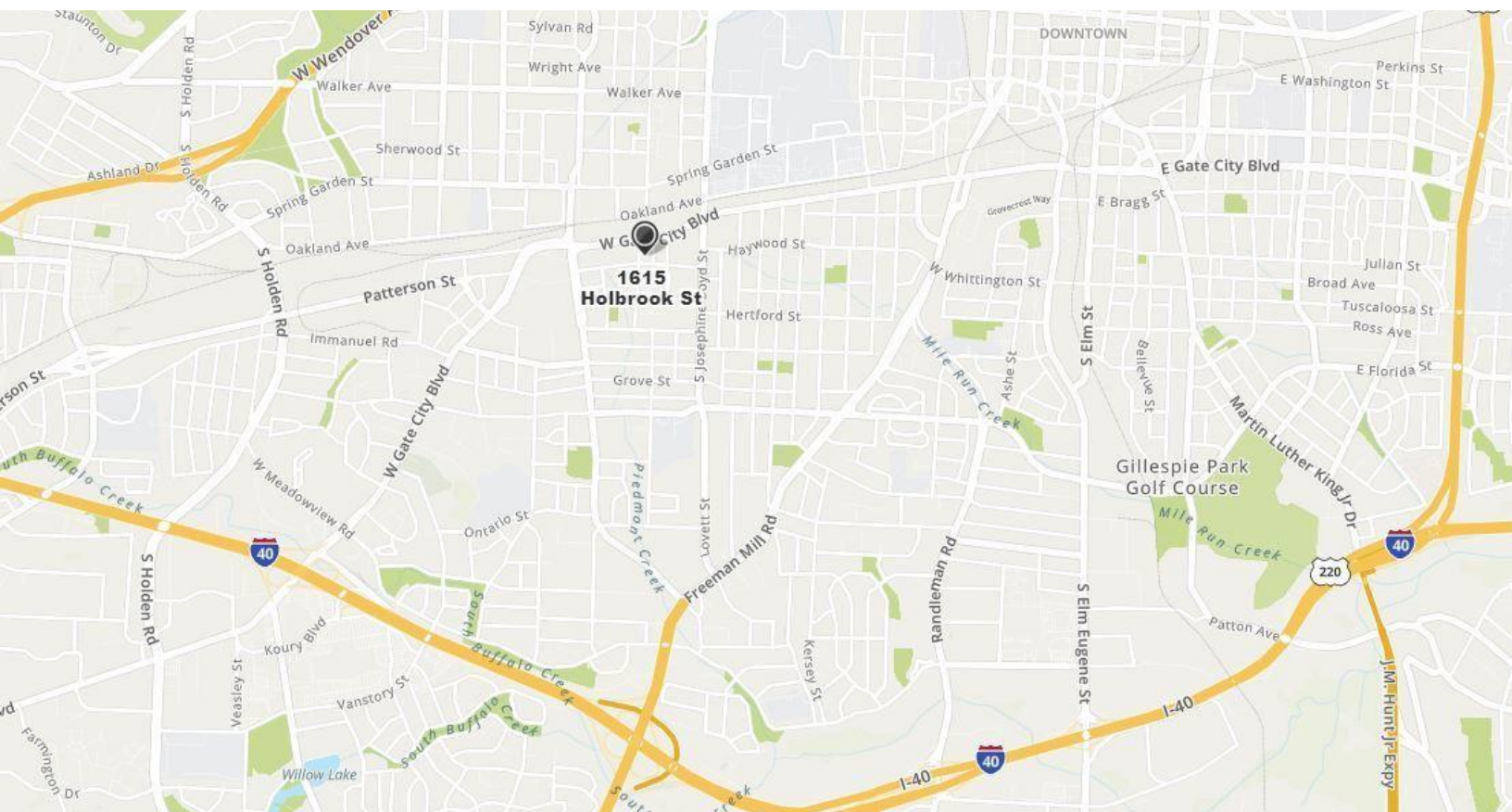
7,900

NET OPERATING INCOME

28,100

Notes:

- 1 Roof on 1615-A was replaced 2007
- 2 Office area in 1615-A is approx. 1300 SF; 4 room, 2 baths



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NAI Piedmont Triad

