

FOR SALE



MOMENTUM
Commercial Brokerage

312 S. Elm, Greensboro, NC 27406

"More than a building — a way of life"

This great building built in 1907 is located in the 300 block of Downtown Greensboro. The "Book Trader" is in the same block as Cheesecakes by Alex, Natty Greenes, The Green Bean and The Lofts at Greensborough Court.

Three Spectacular floors of opportunity:

- First Floor — prime retail/restaurant opportunity.
- Second Floor — Three bedrooms, bath, kitchen, storage and spacious open loft with high ceilings and Elm Street view
- Third floor — Currently used for storage with over 3,000 square feet of bonus area!

All three floors serviced by a freight elevator.

Parking lot with income included! (321-R1 S. Greene Street).
The total square footage is 10,374.

For Sale

\$795,000



Information furnished regarding the aforementioned property was from sources deemed reliable. No warranties or guarantees are expressed or implied as to the accuracy thereof.

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