

FOR SALE OR LEASE  
**1910 N. Church Street  
Greensboro, NC 27405**



1007 Battleground Avenue, Suite 401  
Greensboro, NC 27408  
336-379-8771

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## 1910 N. Church Street, #1E

### For Sale or Lease

A medical office condo consisting of 9,664 +/- SF on two floors and includes a waiting room, break room, conference room, file rooms, exam rooms, surgical room and restrooms. The 5,595 +/- SF first floor is used as a veterinary clinic and several rooms on the 4,069 +/- SF second floor are used for storage. No elevators.

*Contact Broker to discuss current tenancy .*



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Total Condo SF	9,664 +/- SF
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Stories	Two
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Year Built	1968 Renovated: 2007 & 2019
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Property includes 0.12 acre + pro-rata share (54.79%) of 1.16 acres

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Parking	30 +/-
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Association Dues	\$10,732/year
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Zoning	LI (Light Industrial)
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Less than .5 mile to Cone Hospital and Wendover Avenue

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Close proximity to restaurants, other retail and numerous medical offices

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Lease Price	\$9,500/mo
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Sales Price	\$1,575,000
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## POPULATION



2 Mile	5 Miles	10 Miles
39,172	179,855	365,347

## AVERAGE HH INCOME



2 Mile	5 Miles	10 Miles
\$69,598	\$71,641	\$76,047

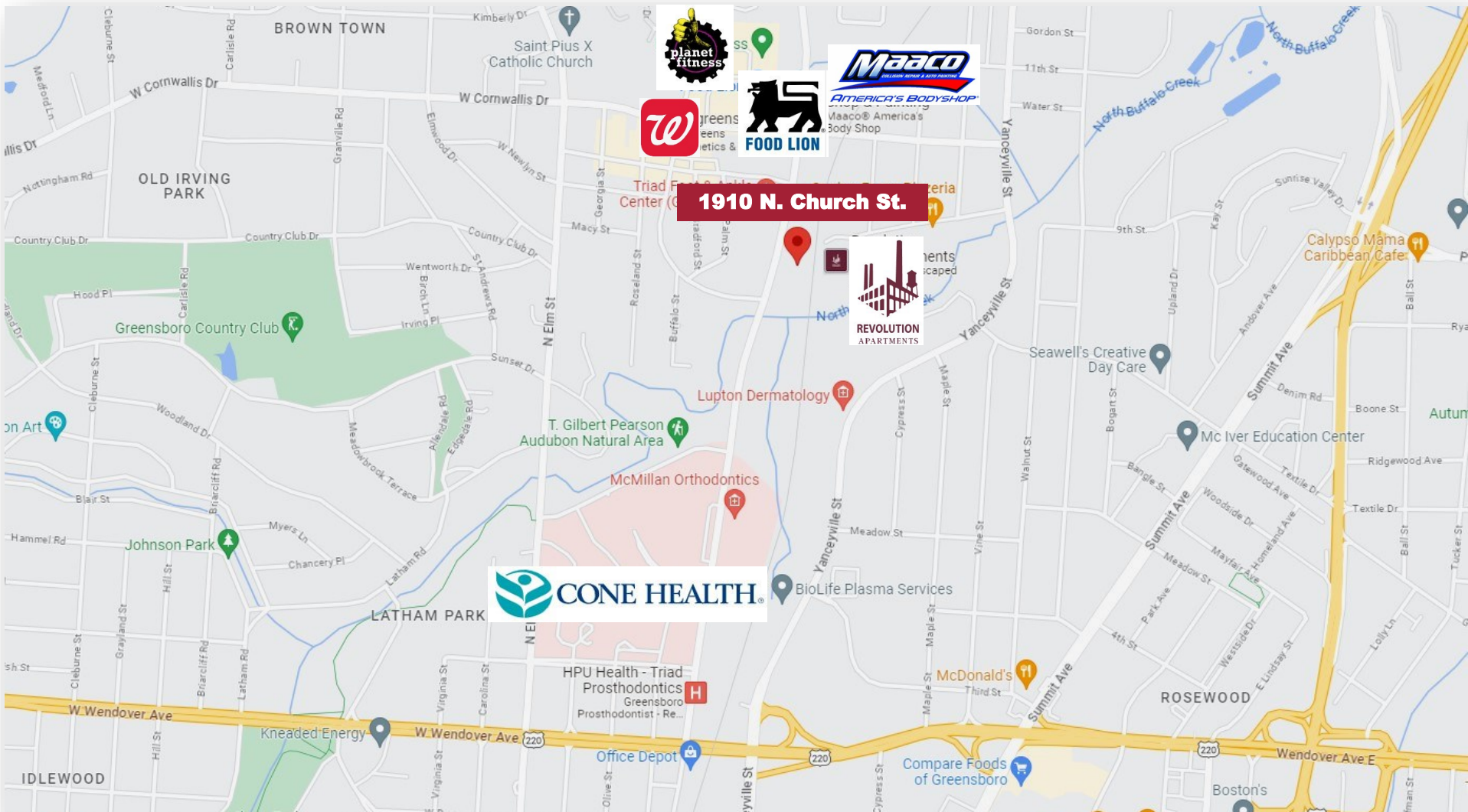
## TRAFFIC



N. Church Street & State Street  
12,971 Vehicles Per Day







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The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.