

FOR SALE  
2201 W Cone Blvd.  
Greensboro, NC 27408  
1938 +/- SF



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



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## 2201 W Cone Blvd Greensboro, NC 27408

**Price - \$485,000**

### Description

This well-kept office presents a promising location to foster business growth for the next generation. With 1,938 SF, 6 offices, 2 restrooms, a reception area, conference room and kitchenette, its just the right size for growing your business in one of the best locations in town. At an affordable price, no HOA fees, and your own parking, this is a must see.

### Property Features

- 1,938 SF free-standing Office
- 0.34 Acre lot
- 16 parking spaces
- Small external Storage Building
- Street front signage

### Capital Expenditures

In 2020 a major renovation completed which included: Exterior paint, stone façade, new windows and doors, gutters, awnings, exterior lighting, interior paint and furniture.

- AC - Replaced in 2009 and in good working condition
- Carrier Gas Furnace - Replaced in 2014
- Roof - Last replaced in 1997, no issues
- Gutters - Replaced in 2020
- Offices - remodeled in 2020
- Painted - Inside and out 2020
- Windows/Doors - Replaced 2020

### Location

This property is located at the SW corner of Lawndale Drive and W. Cone Blvd, with quick access to Battleground Avenue (Toyota Greensboro area), Lawndale Shopping Center (Target/Harris Teeter/Party City) and a short drive to Downtown Greensboro.

### Permitted Uses (otherwise rezoning required)

Offices for Law, Accounting, Auditing, Bookkeeping, Insurance

**Zoning** - C-N Commercial Neighborhood

## POPULATION



1 Mile

8,551

3 Miles

77,480

5 Miles

206,907

## AVERAGE HH INCOME



1 Mile

\$66,498

3 Miles

\$71,988

5 Miles

\$78,631

## TRAFFIC



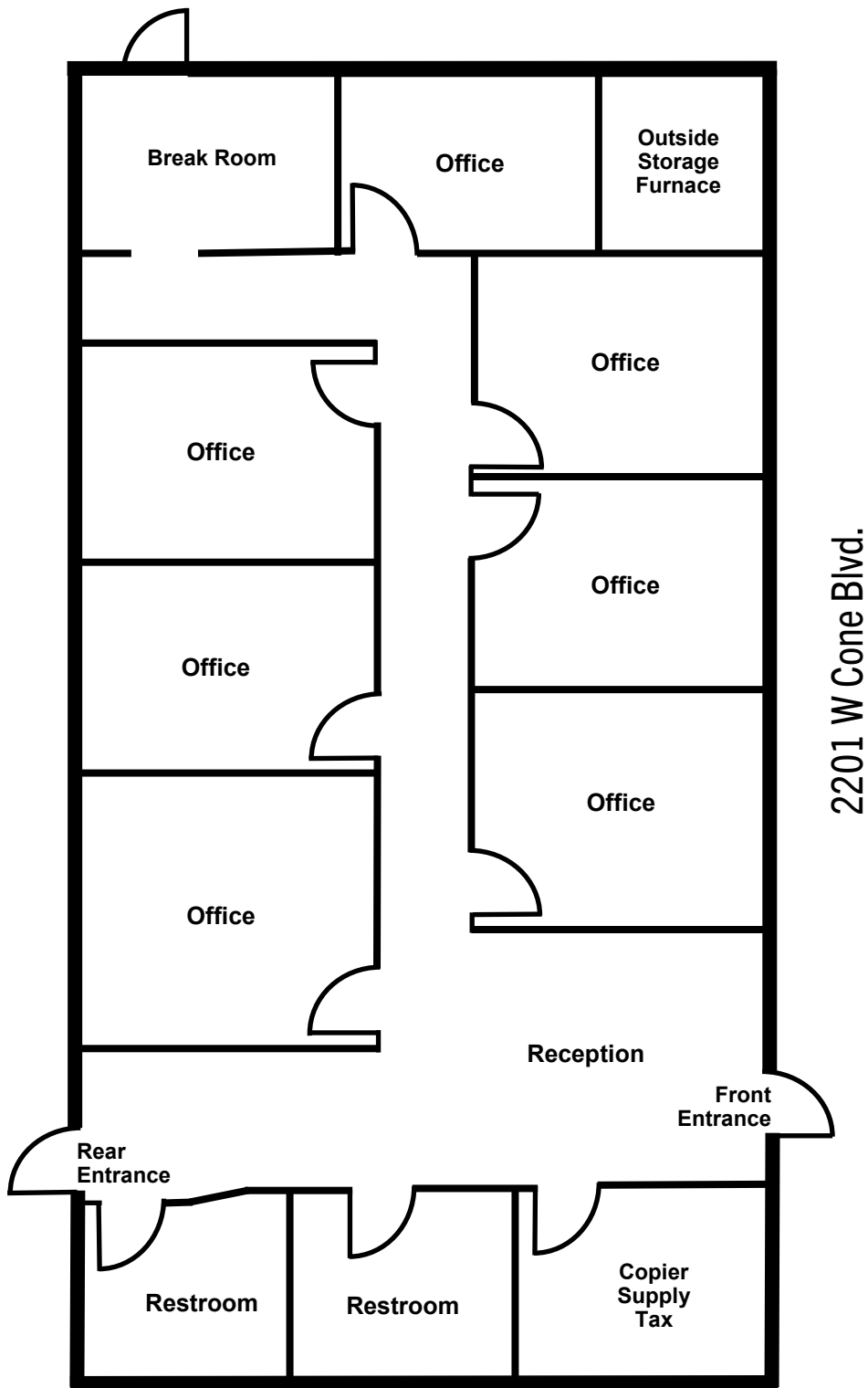
W Cone Blvd & Lawndale Dr.

18,851 Vehicles Per Day (2022)











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