

1231 MONTLIEU AVENUE - HIGH POINT, NC

INDUSTRIAL PROPERTY FOR SALE



1231 MONTLIEU AVENUE
HIGH POINT, NC 27262

PROPERTY DESCRIPTION

Approximately $\pm 28,000$ SF on 1.28 acres with ample parking. Two story structure with ground level access to both floors. Upstairs is approximately $\pm 14,000$ SF of street-facing retail and storefront. There is a side gravel parking area with a loading dock and ample parking. The lower level is approximately $\pm 14,000$ SF of basement/ office/storage square footage that can be accessed from the upper units or from a rear driveway area that also has surplus parking. The roof is in excellent condition and has been replaced in various different sections between 2020 to 2022. A small portion of the property is leased and the tenant would remain with a new lease agreement. This property offers a lot of potential however the majority of the property has outstanding/open code violations that will need to be addressed and lacks electrical and HVAC- making it a great opportunity for an experienced team.

OFFERING SUMMARY

Sale Price:	\$495,000
Lot Size:	1.28 Acres
Building Size:	$\pm 28,000$ SF



Nick Gonzalez

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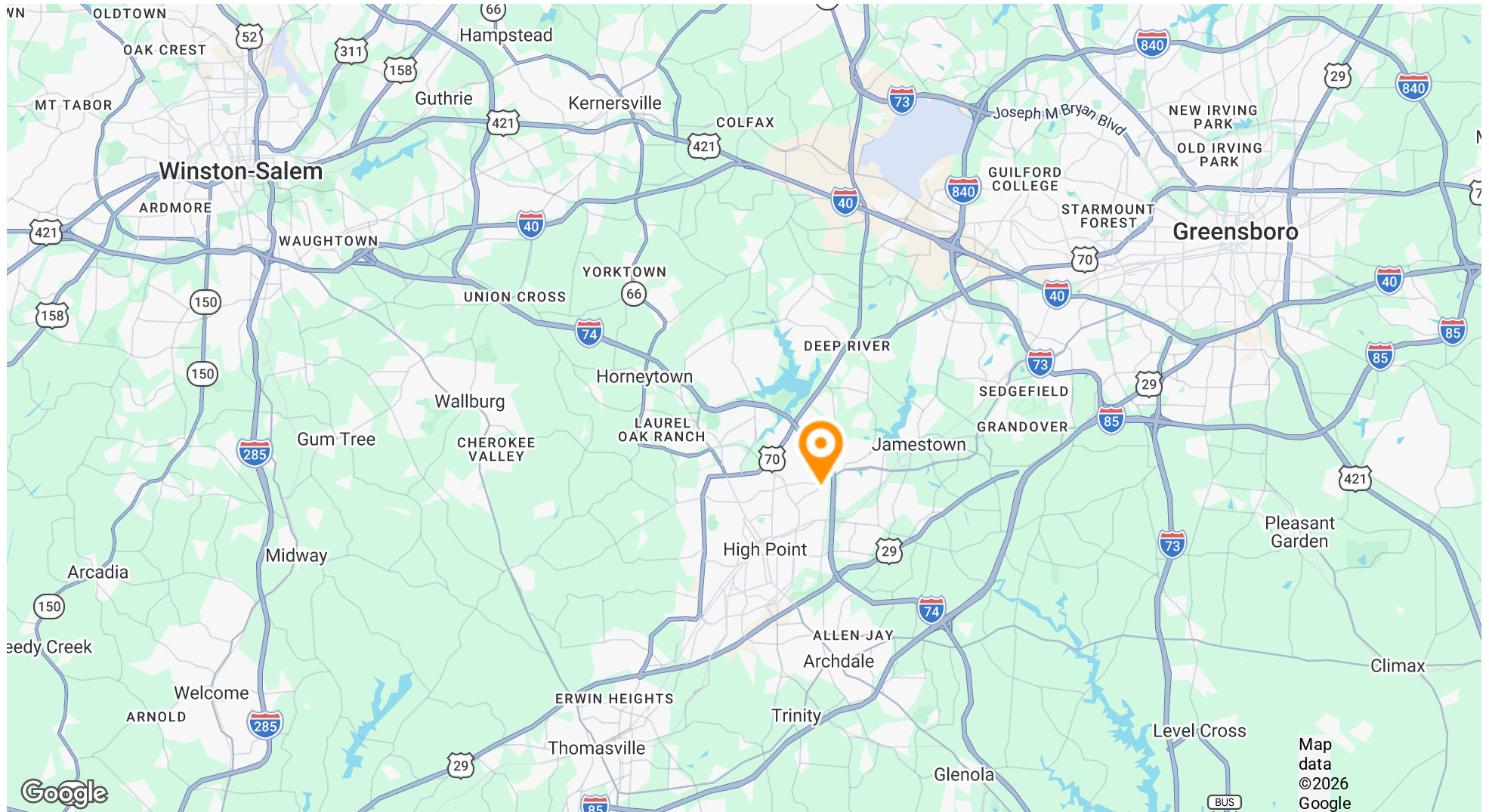
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LOCATION INFORMATION

Street Address	1231 Montlieu Avenue
City, State, Zip	High Point, NC 27262

PROPERTY INFORMATION

Property Type	Industrial
Lot Size	1.28 Acres
Building Size	±28,000 SF
Number of Dock High Doors	1
Number of Floors	2
Roof	2020, 2022
HVAC	Partial

**SALE PRICE: \$495,000**

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