

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



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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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 office and storage. There are 4 other Medical Condo's in the building occupied by Cone Health. No elevators.

Contact Broker to discuss current tenancy .



Total Condo SF	9,664 +/- SF
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Stories	Two
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Year Built 1968	Renovated: 2007, 2019 & 2025
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Property includes 0.12 acre + pro-rata share (54.79%) of 1.16 acres

Current owner plans to install a new roof and 6 foot chain link fence for outdoor dog run area

Parking	27 +/-
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Association Dues	Approximately \$12,000/year
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Zoning	LI (Light Industrial)
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Less than .5 mile to Cone Hospital and Wendover Avenue

Close proximity to restaurants, other retail and numerous medical offices

Sales Price	\$1,575,000
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Lease Price	\$9500/month
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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.