

# 118

**S SCALES STREET**  
REIDSVILLE, NC

**±2,200 SF  
FOR LEASE  
\$2,000/mo**

**FOR SALE  
\$425,000**

Versatile Downtown  
Building



## **±8,800 SF TOTAL | MAIN STREET VISIBILITY | FLEXIBLE LAYOUT**

Own a piece of historic downtown Reidsville with this versatile commercial building ideal for a professional office, medical or dental practice, or creative business use.

- FOR LEASE: ±2,200 SF Finished Main-Level Office Space – Perfect for medical, dental, or professional use - \$2,000.00 / mo NNN
- ±2,200 SF Additional Main-Level Space – Currently leased to local artist (optional future expansion)
- ±4,400 SF Unfinished Second Floor – Currently used for storage
- Highly walkable downtown location with nearby parking and steady foot traffic
- Establish your practice or business in a growing downtown with income potential and space to expand.

**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

**JASON SMITH**  
BROKER  
336.709.6745  
jsmith@naipt.com

348 N. Elm Street • Greensboro, NC 27401 • [naipt.com](http://naipt.com)



## LOCATION BENEFITS

Nestled in the heart of downtown Reidsville, this property is surrounded by restaurants, shops, banks, and civic buildings—all within easy walking distance. Public parking is available nearby, and the building enjoys great street visibility and foot traffic along S Scales Street.

Whether you're a medical or business professional looking for a highly visible and centrally located office, or a creative entrepreneur ready to customize a downtown building to suit your needs, 118 S Scales Street delivers flexibility, charm, and long-term potential.

## MAIN LEVEL – ±4,400 SF

- ±2,200 SF is beautifully finished and move-in ready—perfectly suited for a doctor, dentist, therapist, or similar professional use. The layout includes private offices or treatment rooms, reception area, and plumbing access throughout.
- The remaining ±2,200 SF is currently leased to a local artist, offering the flexibility to maintain a creative neighbor or expand your own use in the future.

## SECOND FLOOR – ±4,400 SF (UNFINISHED)

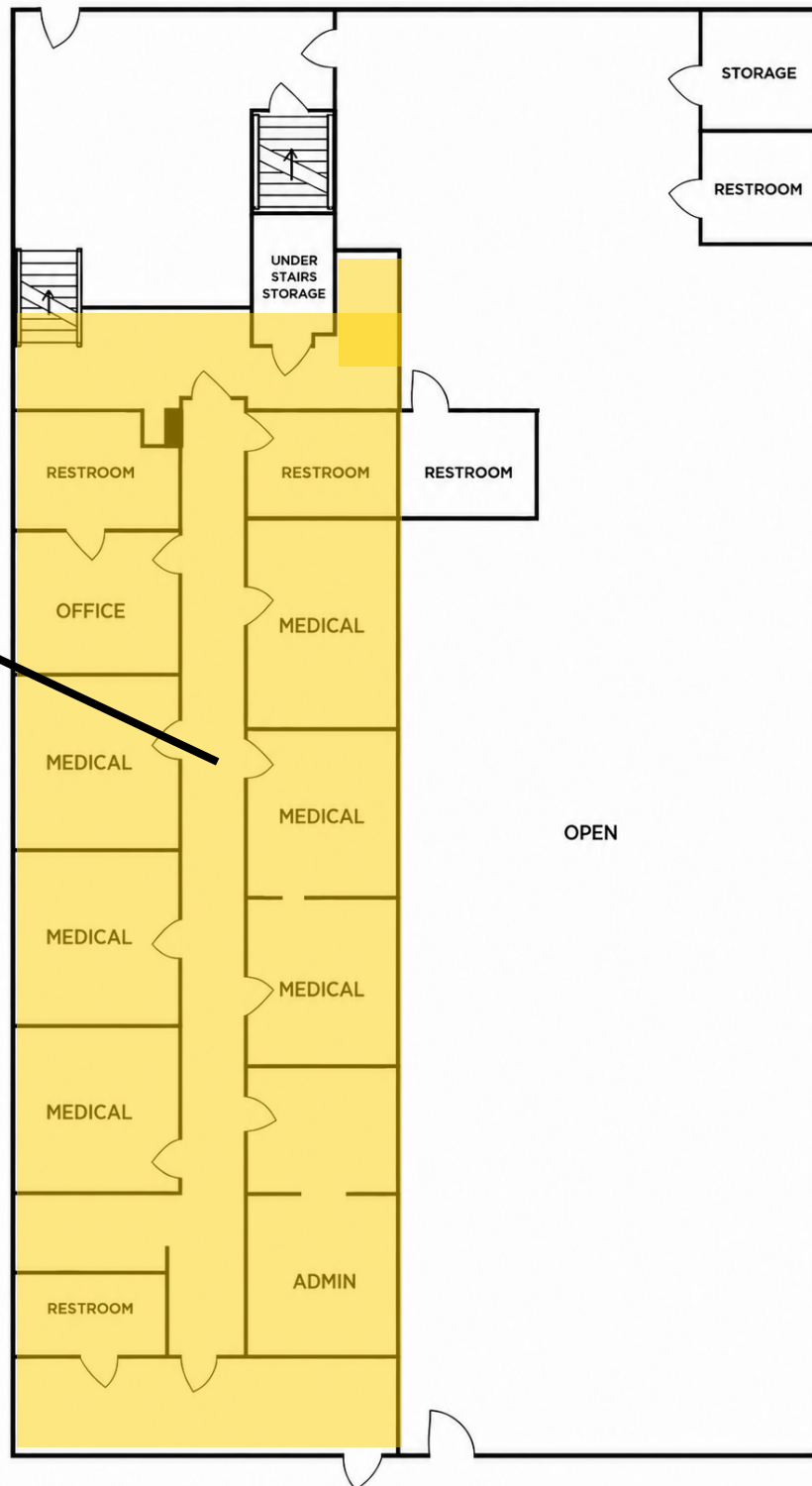
- The spacious upper level is a blank canvas ready to be customized. Currently being used as on-site storage, this space offers endless possibilities for added functionality and long-term value.

The information contained herein is deemed reliable but is not guaranteed. NAI Piedmont Triad makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.

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**BROKERAGE  
DEVELOPMENT  
INVESTMENTS**

FOR MORE INFORMATION, CONTACT:



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