FOR SALE OR LEASE

1910 N. Church Street
Greensboro, NC 27405



BROWN INVESTMENT PROPERTIES
EST. 1960

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 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
Stories	Two
Roofing	New 60 mil TPO Roof in 2026
Year Built 1968	Renovated: 2007, 2019 & 2025
Property includes 0.12 acre + pro-rata share (54.79%) of 1.16 acres	
Adjacent to Cone Health Office	
Parking	27 +/-
Association Dues	Approximately $12,000/year
Zoning	LI (Light Industrial)
Less than .5 mile to Cone Hospital and Wendover Avenue	
Close proximity to restaurants, other retail and numerous medical offices	
Sales Price	**$1,375,000**
Lease Price	**$9500/month**







POPULATION

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

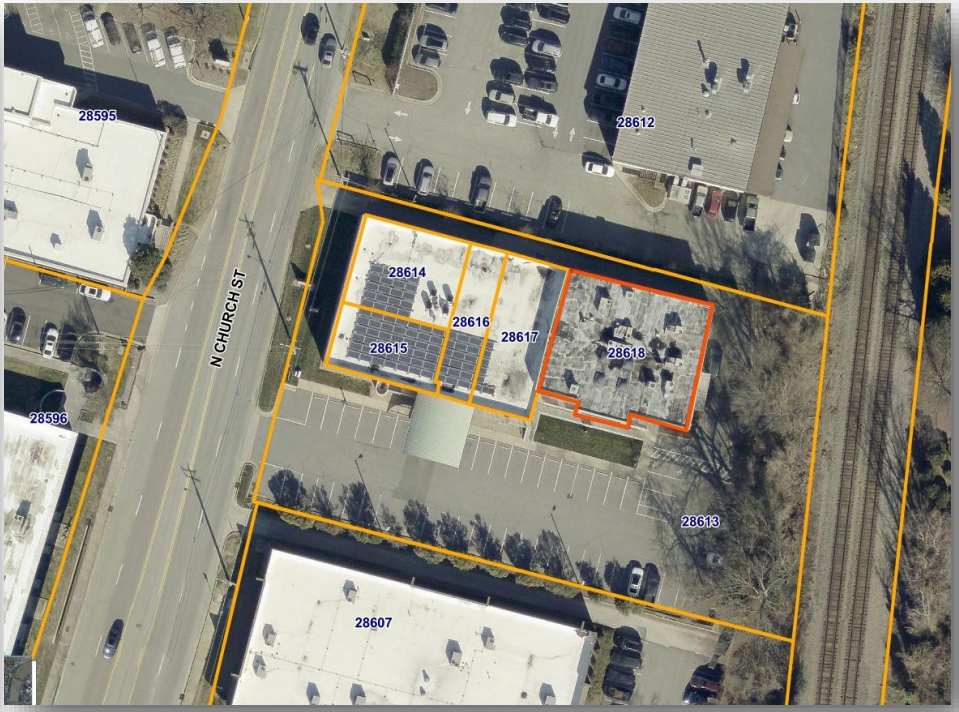
AVERAGE HH INCOME

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

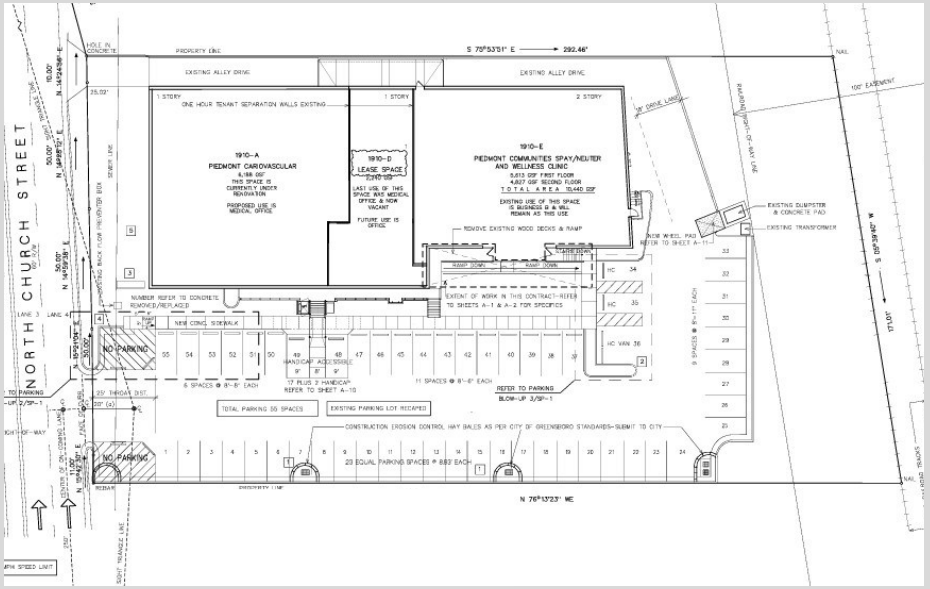
TRAFFIC

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




28595
28612
28614
28616
28617
28615
28618
N CHURCH ST
28596
28613
28607



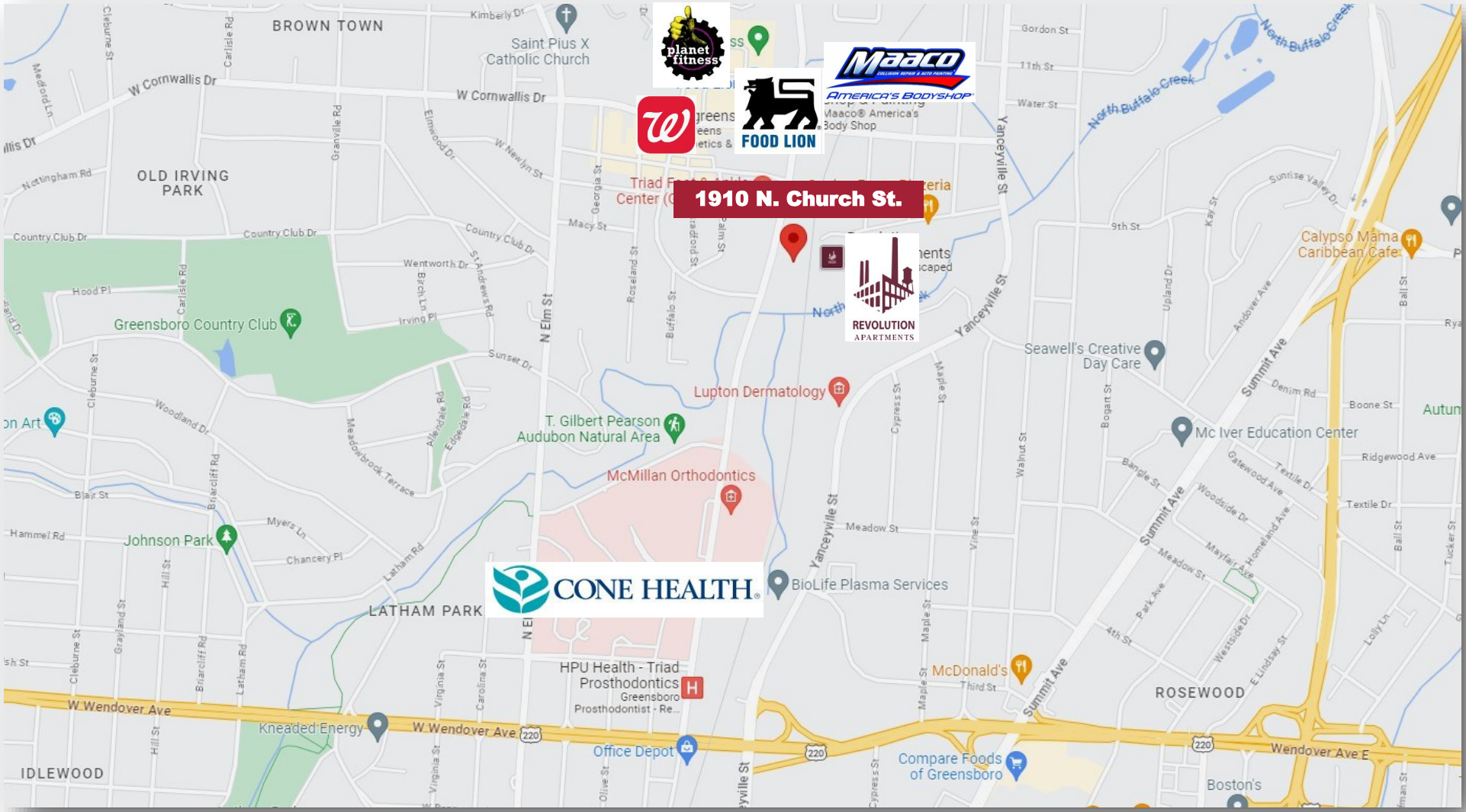

NORTH CHURCH STREET
1910-A
PIEDMONT CARDIOVASCULAR
1910-B
LEASE SPACE
1910-E
PIEDMONT COMMUNITIES SPAY/NEUTER AND WELLNESS CLINIC
NO PARKING
NEW CONC. SIDEWALK
TOTAL PARKING 55 SPACES
EXISTING PARKING LOT RECAPED
CONSTRUCTION EROSION CONTROL HAY BALES AS PER CITY OF GREENSBORO STANDARDS-SUBMIT TO CITY
23 EQUAL PARKING SPACES @ 8'0" EACH
S 75°53'51" E 292.46'
N 76°13'23" WE


CENTURION




PAWS
GOOD





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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.