

OFFICE  
500 W Friendly Avenue  
Greensboro, NC 27401

FOR SALE  
\$2,350,000



## PROPERTY FEATURES

- Fully leased downtown office building
- Great investment opportunity, 1031 investment or potential redevelopment
- Zoning: O
- Sales Price: \$2,350,000
- Location: Downtown at the corner of Friendly Avenue and Edgeworth Street

## DOWNTOWN CBD ACTIVITY NEW DEVELOPMENTS

- Former Hardee's, corner of W Friendly Avenue, Edgeworth Street and W Market Street - new retail coming soon
- Carroll Ballpark South, corner of W Friendly Avenue and N Eugene Street - AC by Marriot and 300 apartment units, retail and restaurant space
- 440 W Market Street - future furniture showroom
- Cedar Street Apartments, 200 block of N Cedar Street, being rezoned for 180 apartment units
- Spring Street Apartments, N Cedar Street, Smith Street and Spring Street, 112 apartment units





1007 Battleground Avenue, Suite 401, Greensboro NC 27408