

FOR SALE

**7502 Summerfield Road
Summerfield, NC 27358**

Office With Income



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Brian Burnham Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612



7502 Summerfield Road

Two story office building with historic charm, located in the heart of Summerfield, across the street from Summerfield Elementary School. Income producing investment or owner/user.

This commercial property is the perfect small business location for an Owner to occupy with residual income Tenants. It holds 4 keyman offices downstairs with a conference room, full kitchen and bathroom, plus 3 keyman offices upstairs with a bathroom and IT closet.

Common to the offices is a comfortable covered front porch, conference room, kitchen, front yard and 2 shared parking lots.

A property owners association handles the landscape maintenance and common services associated with 3 additional surrounding properties.

PROPERTY FEATURES

- Total Space: 3,327 +/- SF on 2 floors (2,151 SF down and 1,176 SF upstairs)
- Occupancy Space: 4 offices down , 3 offices up
- Additional Space: basement and 2 porches
- Includes a Conference Room and Kitchen
- Utilities: Well and Septic, Duke Power, AT&T
- Year Built: 1917 Renovated: 1985 and 2009
- Zoning: LB
- Recent CapEx: New Paint 2023
- Owner includes power, water, internet and HOA fees for the month-to-month tenants
- Sales Price: \$685,000

Operating Expenses Upon Request





POPULATION



2 Mile	5 Miles	10 Miles
4,584	38,515	206,548

AVERAGE HH INCOME

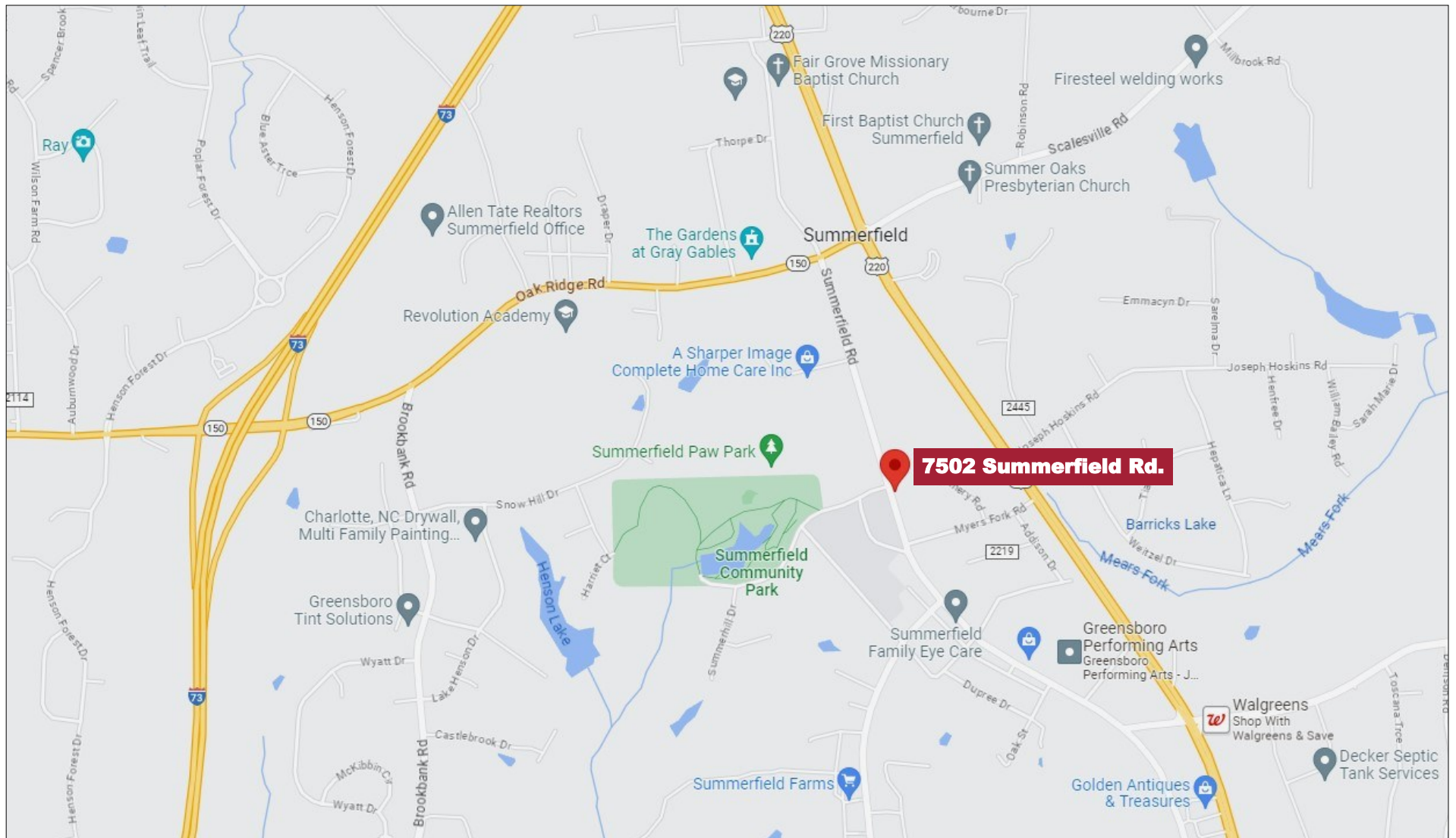


2 Mile	5 Miles	10 Miles
\$138,739	\$120,481	\$70,010

TRAFFIC



Summerfield Road & Old Oak Ridge Road
7,887 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.