

FOR SALE

7502 Summerfield Road
Summerfield, NC 27358

Office With Income



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
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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: \$665,000

Operating Expenses Upon Request





POPULATION



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

AVERAGE HH INCOME

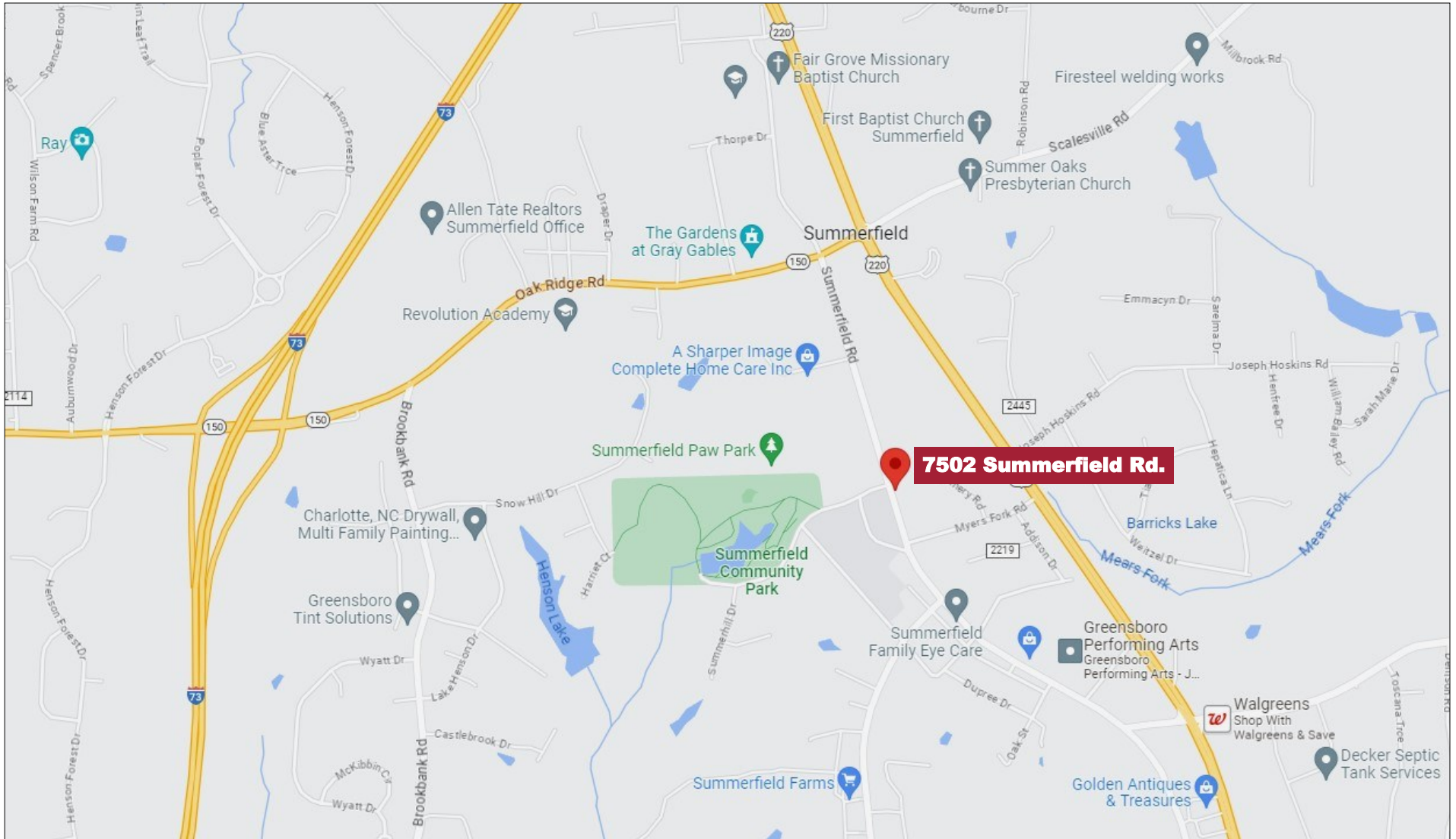


2 Mile	5 Miles	10 Miles
\$138,739	\$120,481	\$70,010

TRAFFIC



Summerfield Road & Old Oak Ridge Road
7,887 vehicles per day



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