

# 3857 BATTLEGROUND AVENUE

FOR SALE | GREENSBORO, NC 27410

Linville | Team Partners

COMMERCIAL REAL ESTATE

CORPORATE PARK DEVELOPMENT OPPORTUNITY!



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	1.41
SALE PRICE	\$545,000

## DESCRIPTION

±1.41 acre developable site in Battleground Corporate Park. Located in a desirable area, less than 0.25 miles from I-840, and conveniently located near all Greensboro has to offer. Zoned for office usage, this site would function well for any medical, dental, or professional services user. Neighbors have historically provided similar services. Ask about existing due diligence and site plan!



minutes to  
PIEDMONT TRIAD  
INTL. AIRPORT



minutes to  
FRIENDLY  
SHOPPING CENTER



minutes to  
DOWNTOWN  
GREENSBORO



minutes to  
DOWNTOWN  
KERNERSVILLE

NICK GONZALEZ

E Nick@LTPcommercial.com

P 336.724.1715

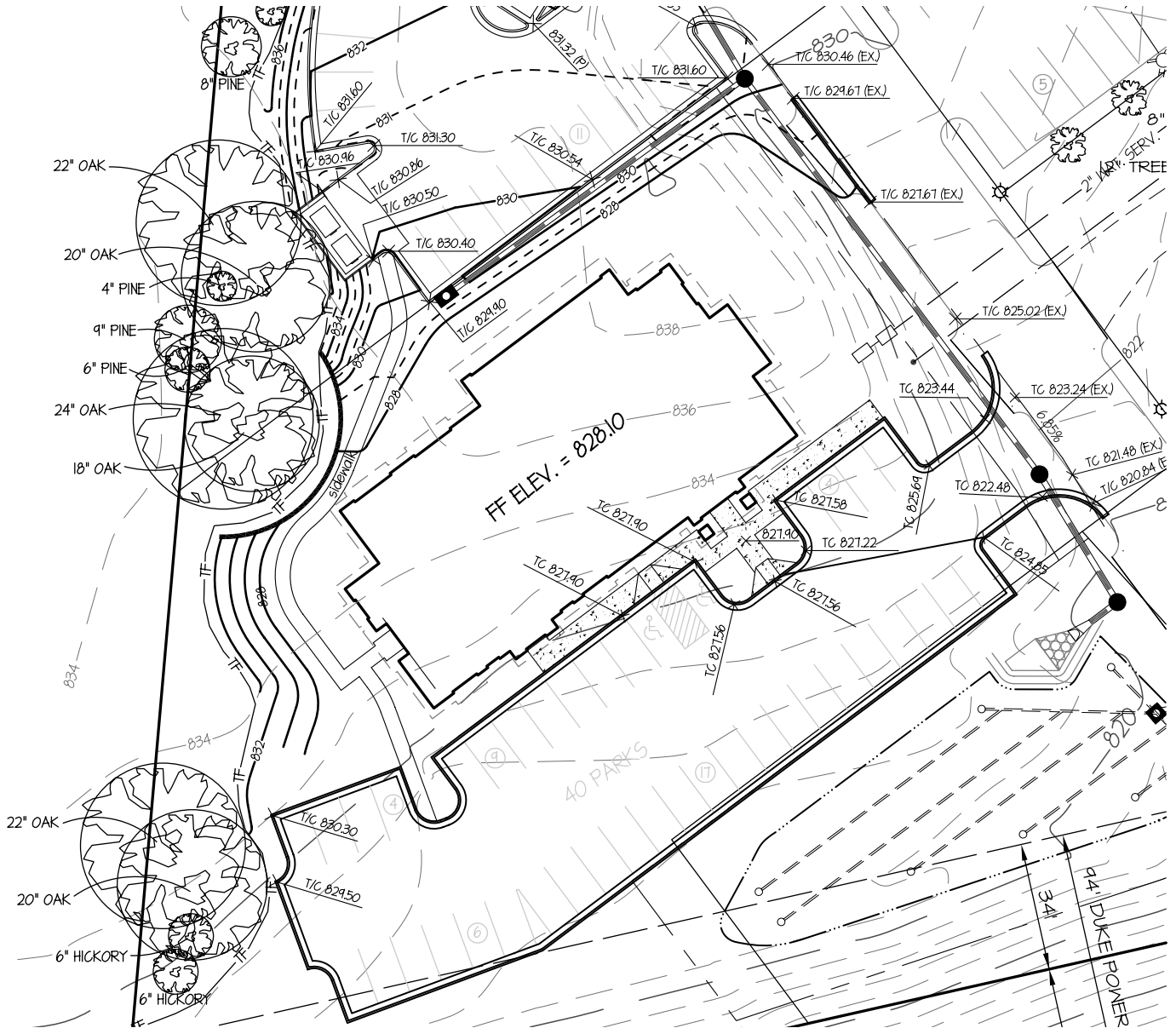
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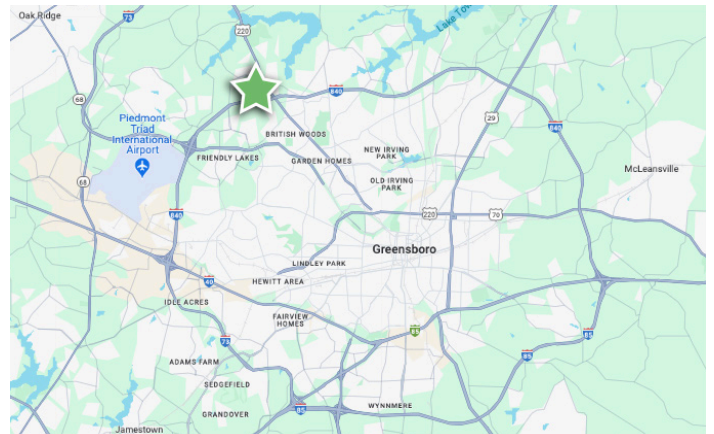
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## KEY FEATURES

- ±1.41 acre developable site
- Zoned for office usage
- Site would function well for any medical, dental, or professional services user
- Ask about existing due diligence and site plan



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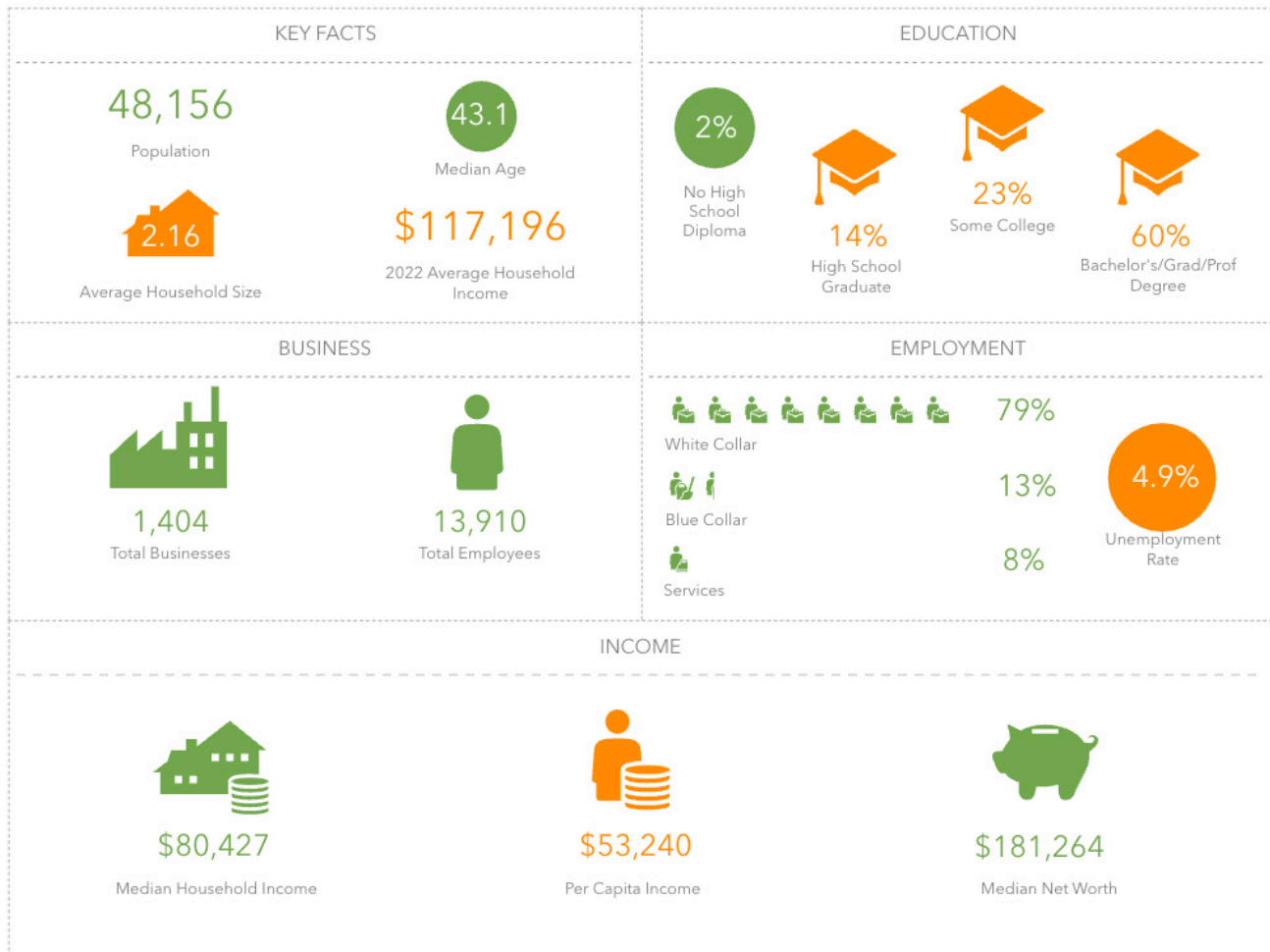
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## PROPERTY INFORMATION

PROPERTY TYPE	Land	TAX PIN	7847411134
ACRES ±	1.41	ZONING	O - Office

## PRICING & TERMS

SALE PRICE	\$545,000
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## DESCRIPTION

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