



## 415 N. EDGEWORTH STREET

& 505 W. Smith, 420, 422, 424 N. Spring St

**Downtown Greensboro Redevelopment / Investment Opportunity**

Rare opportunity to acquire a high-visibility assemblage directly across from First National Bank Field (Greensboro Grasshoppers). Offering includes 415 N. Edgeworth St plus 505 W. Smith St and 420, 422, 424 N. Spring St—nearly 2 acres total in the heart of downtown.

The four homes on Smith/Spring sit on a prominent corner lot and are leased through 7/01, providing immediate income with future redevelopment flexibility.

### Pricing:

- \$1,700,000 for 505 W. Smith St + 420, 422, 424 N. Spring St
- \$2,999,000 for 415 N. Edgeworth St only
- \$4,699,000 for the full assemblage

## Contact Us

Website

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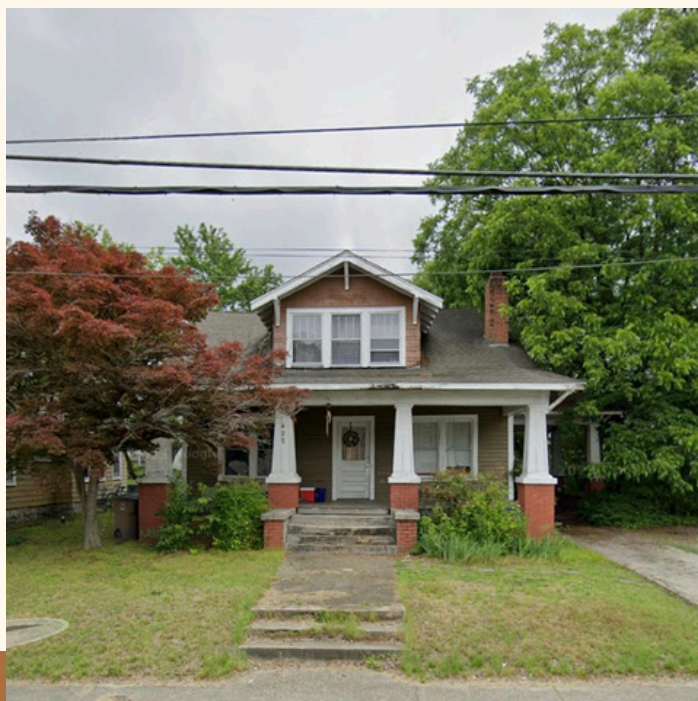
## 415 N. EDGEWORTH STREET & 505 W. Smith, 420, 422, 424 N. Spring St

Site Size: ±1.30 acres (Edgeworth parcel) / ± .59 (505 W. Smith St + 420, 422, 424 N. Spring St) nearly 2 acres combined

- Current Income: \$228,457 annually (before expenses-Edgeworth parcel) / \$96,000 annually (505 W. Smith St + 420, 422, 424 N. Spring St)
- Leases: Mix of short- and intermediate-term in place
- Location: Across from the ballpark in Downtown Greensboro

### Investment Summary:

Strong in-place income today with exceptional long-term redevelopment potential in one of Greensboro's most visible and growing downtown corridors.



**Downtown  
location**

