



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**



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.



Contact Us

Website

<https://www.guilfordrealtygroup.com/>

Email

grgreal@bellsouth.net

Address

2204 N. Church Street,
Greensboro, NC

Downtown location

