

FOR SALE OR LEASE

346 S Worth St
Burlington NC 27215

347 S Main St
Burlington NC 27215



Listing Agent:
Paulina Bohorquez

919-985-9416

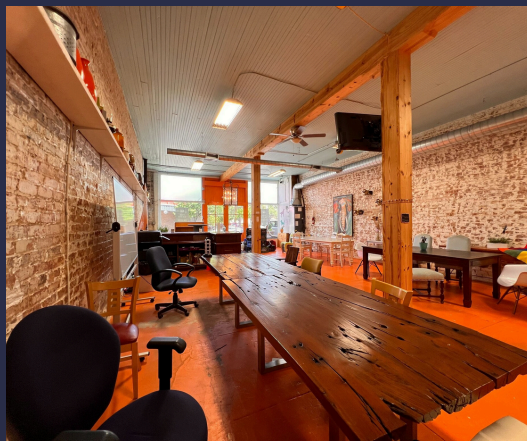
paulina@elitecrenc.com

License: 222259

346 S Worth St
Burlington NC 27215



Alatsi



LEASE RATE
\$13.42 PSF, TICAM \$3.50 PSF
SALE PRICE
\$670,000

346 S Worth St

Burlington NC 27215

PROPERTY SUMMARY

Sale Price: \$670,000

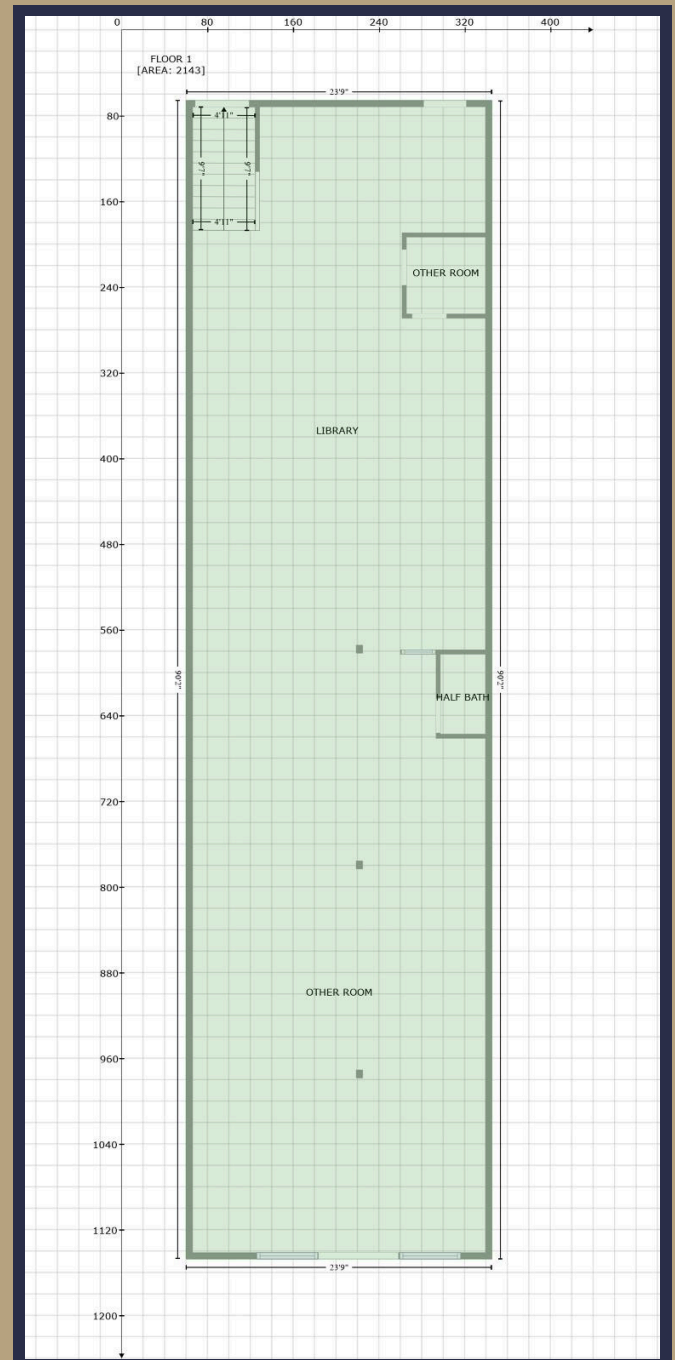
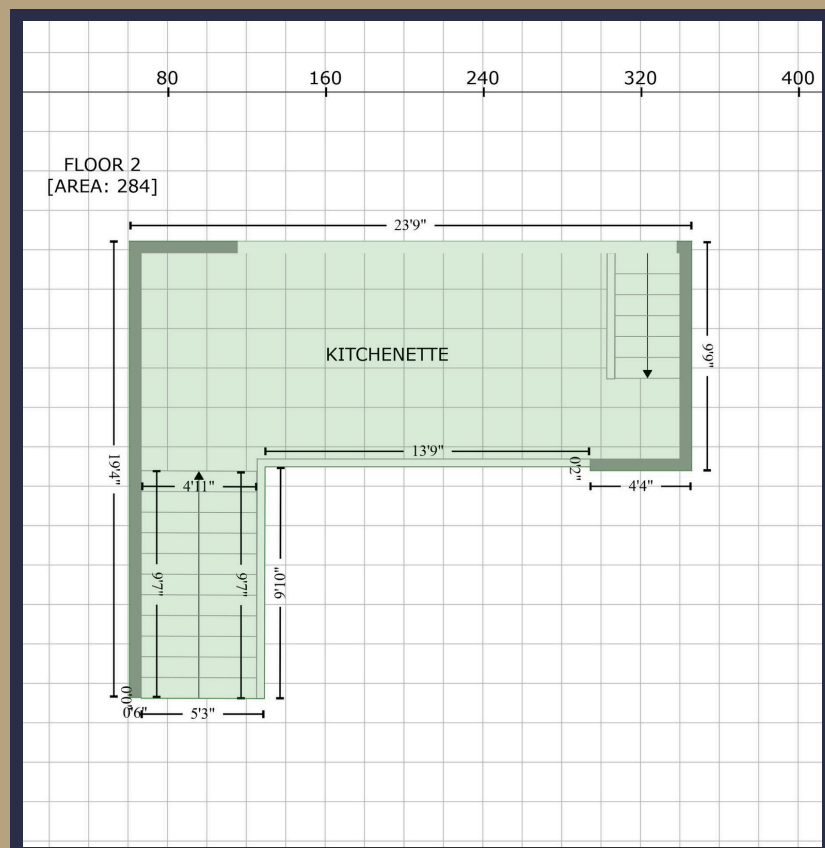
Lease Price: \$13.42 PSF, TICAM \$3.50 PSF

Space: Two versatile 2,500 SF suites in downtown Burlington, NC

Ground floor: Retail space (salons, galleries, coffee shops, boutiques)

Second floor: Professional office suite (medical, legal, consulting, corporate)

Layout: Open floor plans ready for custom improvements



347 S Main St
Burlington NC 27215



LEASE RATE
\$13.42 PSF, TICAM \$3.50 PSF
SALE PRICE
\$495,000

347 S Main St Burlington NC 27215

PROPERTY SUMMARY

Sale Price: \$495,000

Lease Price: \$13.42 PSF, TICAM \$3.50 PSF

Space: Two versatile 2,500 SF suites in downtown Burlington, NC

Ground floor: Retail space (salons, galleries, coffee shops, boutiques)

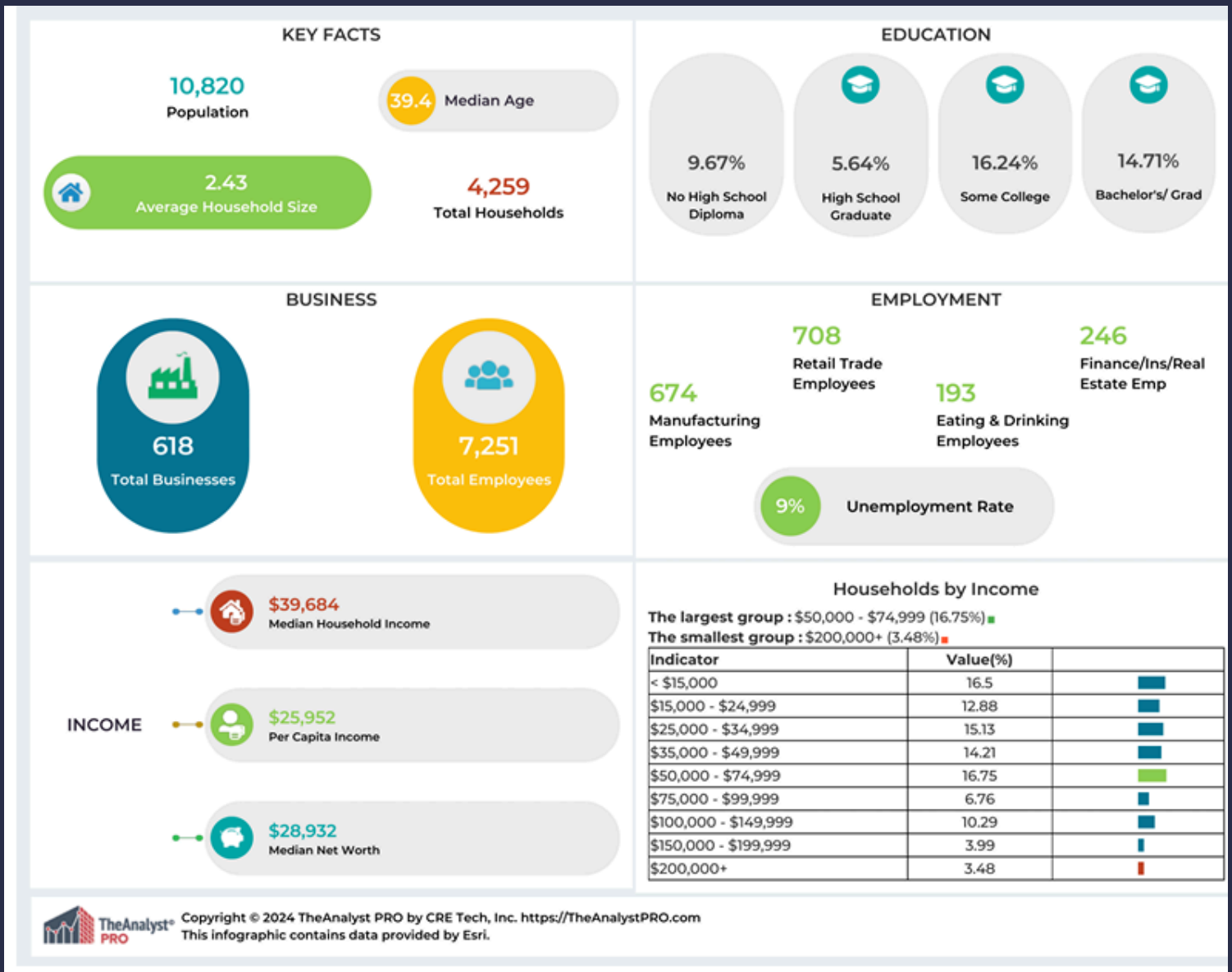
Second floor: Storage/warehouse (can be converted to office)


Layout: Open floor plans ready for improvements



KEY FEATURES

- **Location:** Strategic downtown position with high visibility
- **Traffic:** High Visibility, foot traffic and premium exposure
- **Zoning:** Commercial Business District (CBD) Flexible for retail, office, and mixed-use applications
- **Investment potential:** Multi-tenant, owner-occupant, or mixed-use development
- **Target market:** Businesses seeking street-level presence in Burlington's thriving downtown





346 S Worth St

347 S Main St

PURCHASE OPTIONS

Individual: Each property can be purchased/leased separately

Package deal: Competitive purchase pricing available for both properties together



Elite
COMMERCIAL GROUP

Listing Agent:

Paulina Bohorquez

919-985-9416

paulina@elitecrenc.com

License: 222259