

# OFFICE FOR SALE OR LEASE



SALE PRICE: \$300,000  
LEASE RATE: \$2,000/month

## FEATURES

- ◆ 2,200 sf +/-
- ◆ 5 offices
- ◆ Reception area with gas fireplace
- ◆ 3 bathrooms
- ◆ Conference Room
- ◆ Ample storage space
- ◆ Covered carport and plentiful parking



2340 W ENGLISH ROAD HIGH POINT, NC 27262

## CHARMING STAND-ALONE OFFICE SPACE IN HP

Impressive stand-alone office space with road front visibility and welcoming features. Hardwood floors and a reception area with gas fireplace will greet your customers and clients warmly. Ample storage and plentiful room for offices help create the perfect space for your business.



COLDWELL BANKER  
**COMMERCIAL**  
ADVANTAGE

LISTING BROKER

**AUSTIN PETTY**

austinpetty@cbadvantage.com  
336-669-5866



## 2340 W ENGLISH ROAD

### LOCATION

<b>ADDRESS</b>	2340 W ENGLISH ROAD				
<b>CITY</b>	HIGH POINT	<b>ZIP</b>	27262	<b>COUNTY</b>	GUILFORD
<b>PROPERTY DETAILS</b>					
<b>PROPERTY TYPE</b>	OFFICE	<b>BUILDING SF +/-</b>	2,200	<b>YEAR BUILT</b>	1946
<b>ACRES +/-</b>	.41				
<b>UTILITIES</b>					
<b>ELECTRICAL</b>	CITY OF HIGH POINT	<b>WATER/SEWER</b>	CITY OF HIGH POINT	<b>GAS</b>	PIEDMONT NC
<b>TAX INFORMATION</b>					
<b>ZONING</b>	HEAVY INDUSTRIAL (HI)				
<b>PRICING &amp; TERMS</b>					
<b>PRICE</b>	\$300,000 PURCHASE OR \$2,000/ MONTH MG				



**COLDWELL BANKER  
COMMERCIAL  
ADVANTAGE**

**LISTING BROKER  
AUSTIN PETTY**

austinpetty@cbadvantage.com  
336-669-5866