



For Sale
\$2,625,000

Located in Opportunity Zone

440 W. Market St.
(\$2,100,000)

437 W. Friendly Ave.
(\$525,000)
Greensboro, NC
27401

Property is at the corner of
W. Market Street and
Edgeworth Street in
Downtown Greensboro.

Contact:

Austin Hill, Broker
ahill@bipinc.com

336-541-5510
336-543-4850

Bill Strickland, Broker, CCIM
bstrickland@bipinc.com

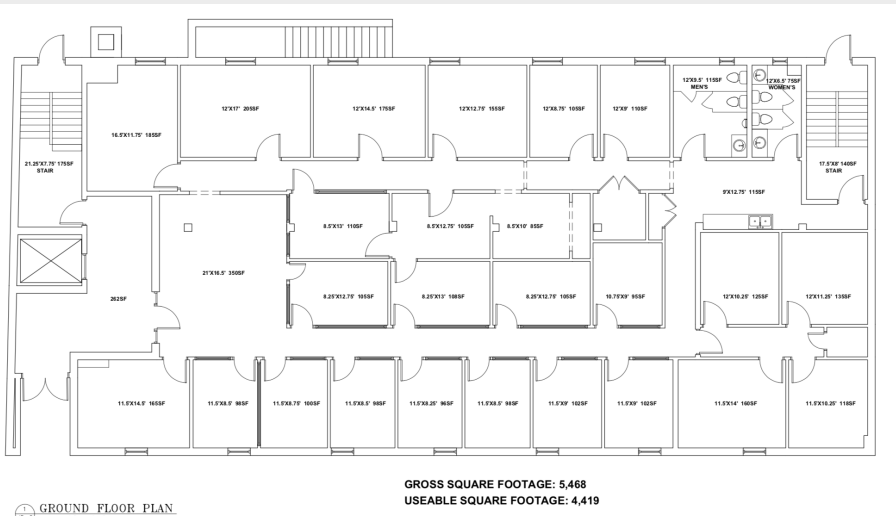
336-369-5974
336-340-6780


BROWN INVESTMENT
PROPERTIES
ESTABLISHED • 1960

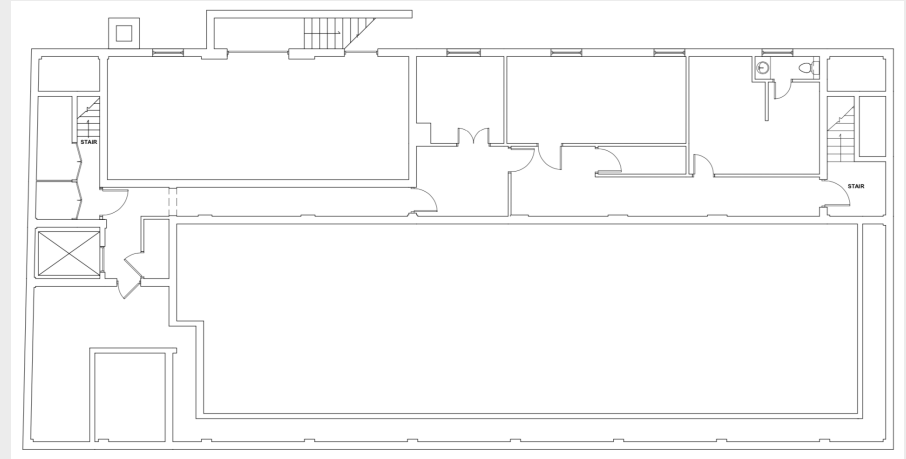
Property Features

Prime Downtown Greensboro location with over 270' of road frontage along Edgeworth Street and 180' of road frontage on W. Market Street. Signage opportunity at two busy signalized intersections. Walking distance to many great amenities and entertainment. Tenants of 440 include Brown Investment Properties, Robertson Neal & Co. CPA's and Johnson Pedrick McDonald Attorneys. Adjacent to Bryan YMCA and US Bankruptcy Court.

Ground Floor - 440 W. Market Street



Basement - 440 W. Market Street



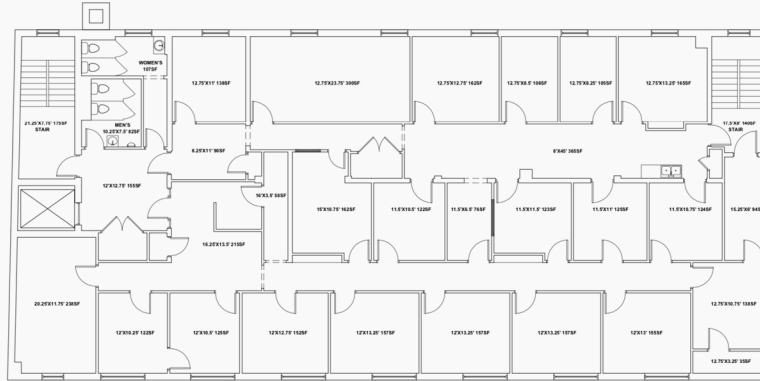
440 W. Market St.

437 W. Friendly Ave.

Sq. Footage	21,968 +/-	5,867 +/-
Acreage	0.66 +/-	0.18 +/-
Parking	68 spaces	12 spaces
Year Built	1955	1923
Zoning	CB	CB
Elevator	Yes	No
Floors	4 + basement	2

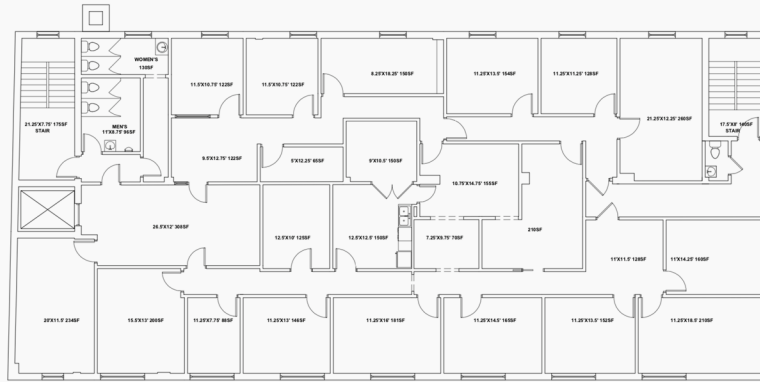


Second Floor - 440 W. Market Street



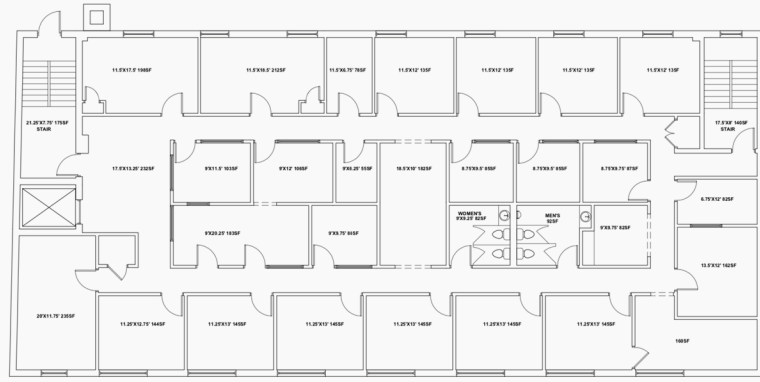
GROSS SQUARE FOOTAGE: 5,550
USEABLE SQUARE FOOTAGE: 4,894

3rd Floor - 440 W. Market Street



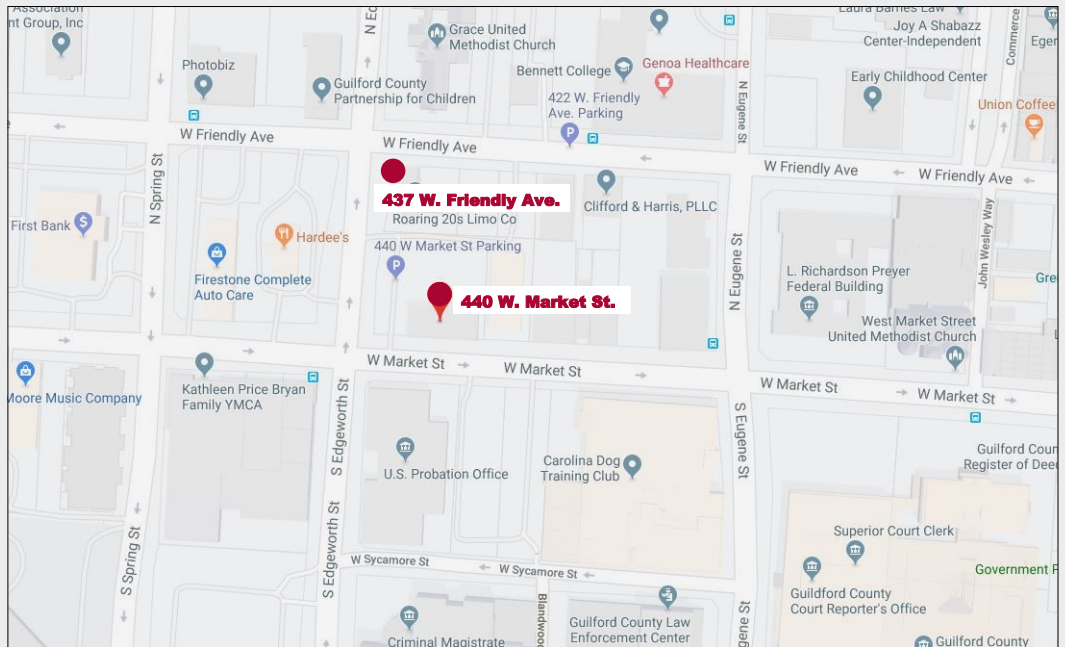
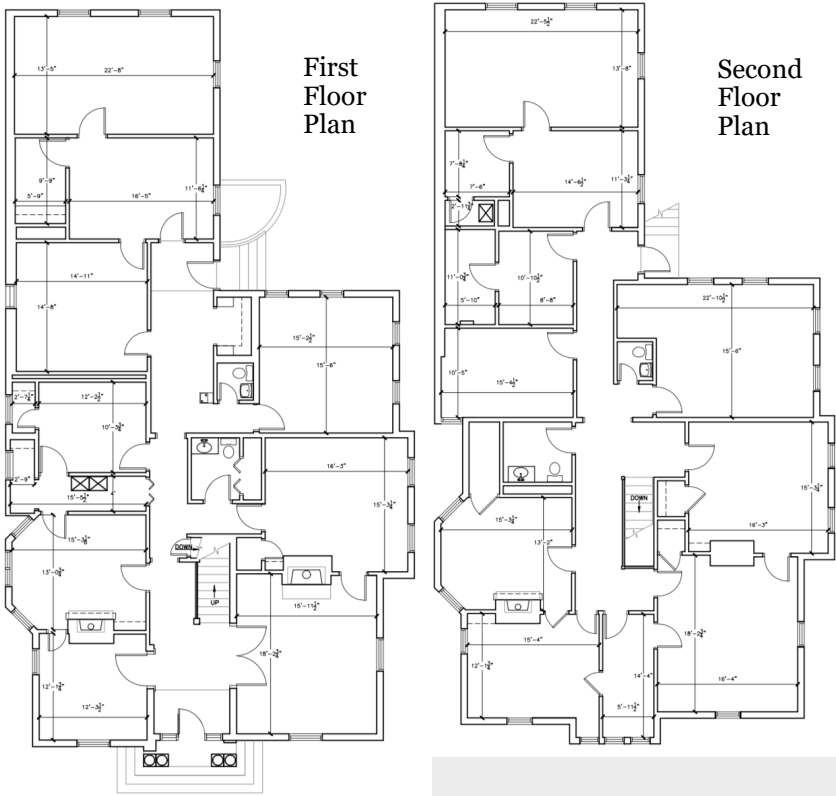
GROSS SQUARE FOOTAGE: 5,550
USEABLE SQUARE FOOTAGE: 4,843

4th Floor - 440 W. Market Street



GROSS SQUARE FOOTAGE: 5,550
USEABLE SQUARE FOOTAGE: 4,846

437 W. Friendly Avenue



440 West Market Street, Greensboro, NC 27401
 336-379-8771
 www.bipinc.com

The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice.

WELLS
FARGO

Marriott

LEBAUER
PARK

Grasshoppers
GREENBOURNE

HYATT

Project
Slugger

ELON
UNIVERSITY

W. FRIENDLY

W. EDGEWORTH

W. MARKET

Hardee's

YMCA

US
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Court