

810 WEST MAIN STREET

RETAIL PROPERTY **FOR SALE**

810 WEST MAIN STREET
JAMESTOWN, NC 27282

PROPERTY DESCRIPTION

Fully stabilized retail strip/flex site ideal for an investor or owner user – conveniently located under 10 minutes from downtown High Point and under 20 minutes from downtown Greensboro and Winston-Salem with easy access to major thoroughfares. Seller completely remodeled 810 office suite and intends to leaseback for his restoration business but is open to vacating for a Buyer that wishes to occupy. The remaining tenant list features a tobacco store and automotive repair shop with average remaining lease terms ± 4 years.

PROPERTY HIGHLIGHTS

- $\pm 12,080$ SF Total with $\pm 4,605$ SF Flex/Warehouse & $\pm 7,475$ SF Retail Strip
- 0.7 AC with fenced outdoor storage potential
- Completely remodeled office suite and recently renovated warehouse space
- New HVAC unit
- 2 drive-ins

OFFERING SUMMARY

Sale Price:	\$1,150,000
NOI:	\$89,381.00
Cap Rate:	7.77%

Dom Maggio

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LOCATION INFORMATION

Street Address	810 West Main Street
City, State, Zip	Jamestown, NC 27282

PROPERTY INFORMATION

Property Type	Retail
Zoning	C – Commercial
Lot Size	0.7 Acres
Building Size	±12,080 SF
Occupancy	100%
Year Built	1959
Parking Type	Surface
HVAC	New-System
NOI	\$83,430.00
Cap Rate	7.25%

**SALE PRICE:** \$1,150,000

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