

# FOR SALE / LEASE

117 S Elm St, Greensboro, NC 27401

NAIPiedmont Triad

**SALES PRICE: \$1,500,000**  
**LEASE RATE: \$15,000/Month NNN**



## Entertainment Venue | 11,206 SF

- ±11,206 SF indoor music venue
- Includes lounge with a bar within the music venue accessible from Elm Street with its own entrance
- Located in Downtown Greensboro Historic district and in the Opportunity Zone
- All FFE including lighting and sound equipment conveys with the property
- Capacity up to 900
- Variety of floor plans for seating configurations depending on the artist or show
- Full standing general admission to cabaret tables with cocktail service
- Parking available at Davie Street Parking Deck and Greene Street Parking Direct at the City's prevailing rates



✉ Robbie Perkins, CCIM, SIOR  
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rperkins@naipt.com

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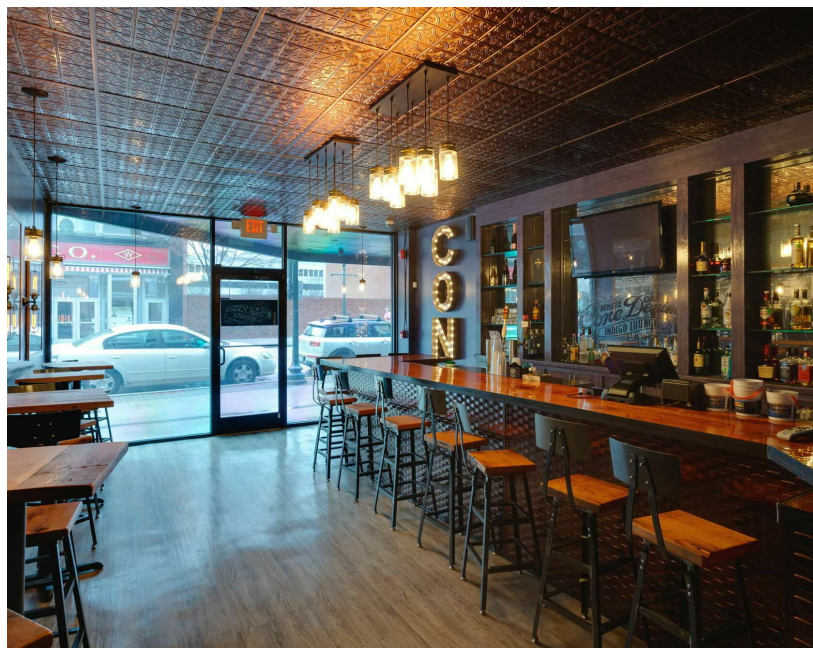
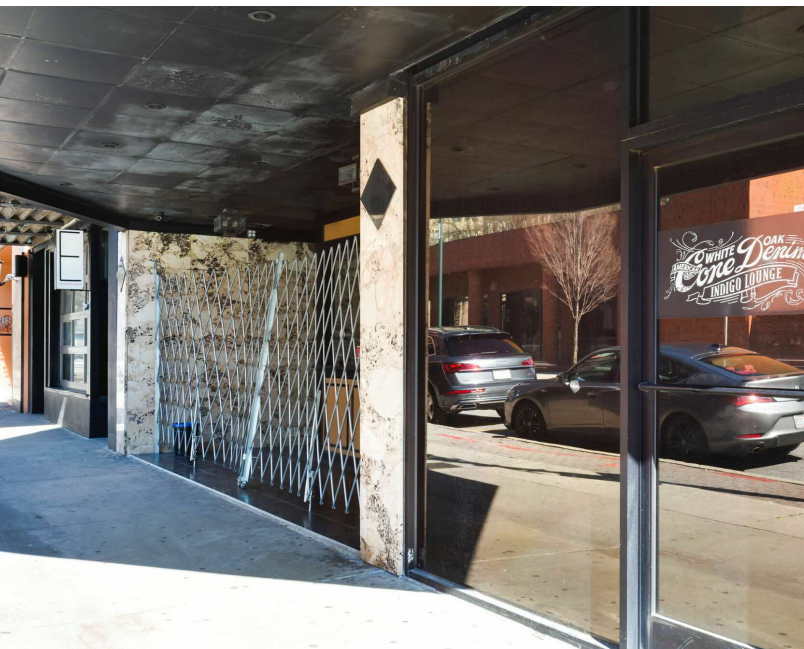
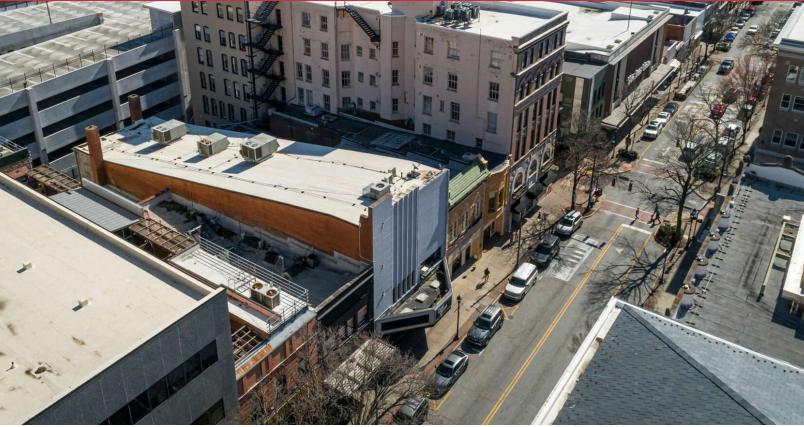
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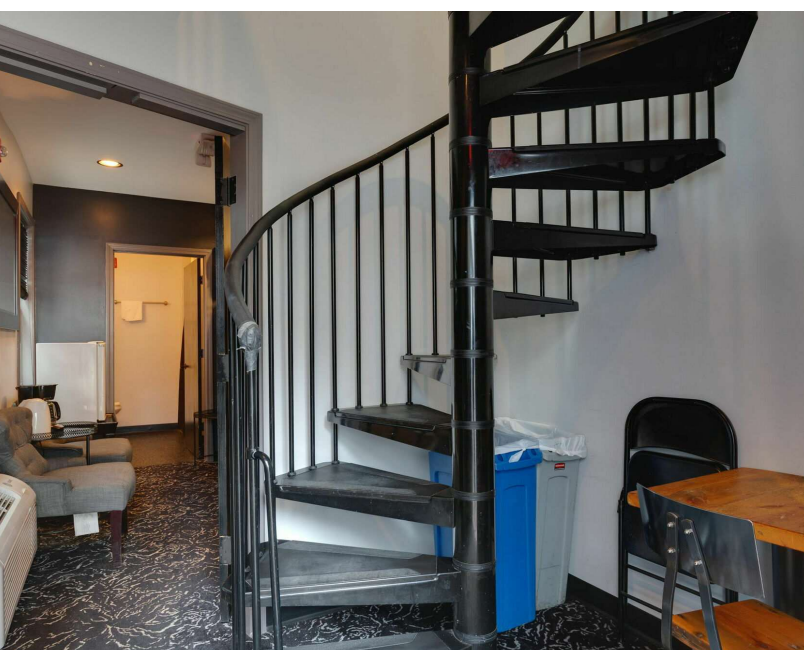
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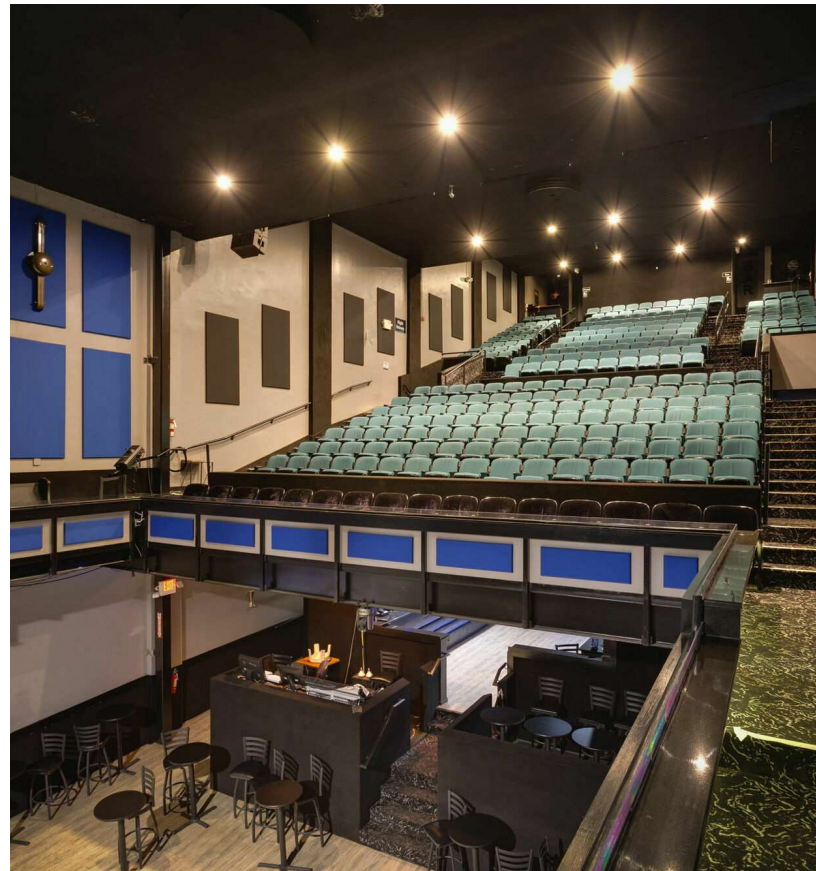
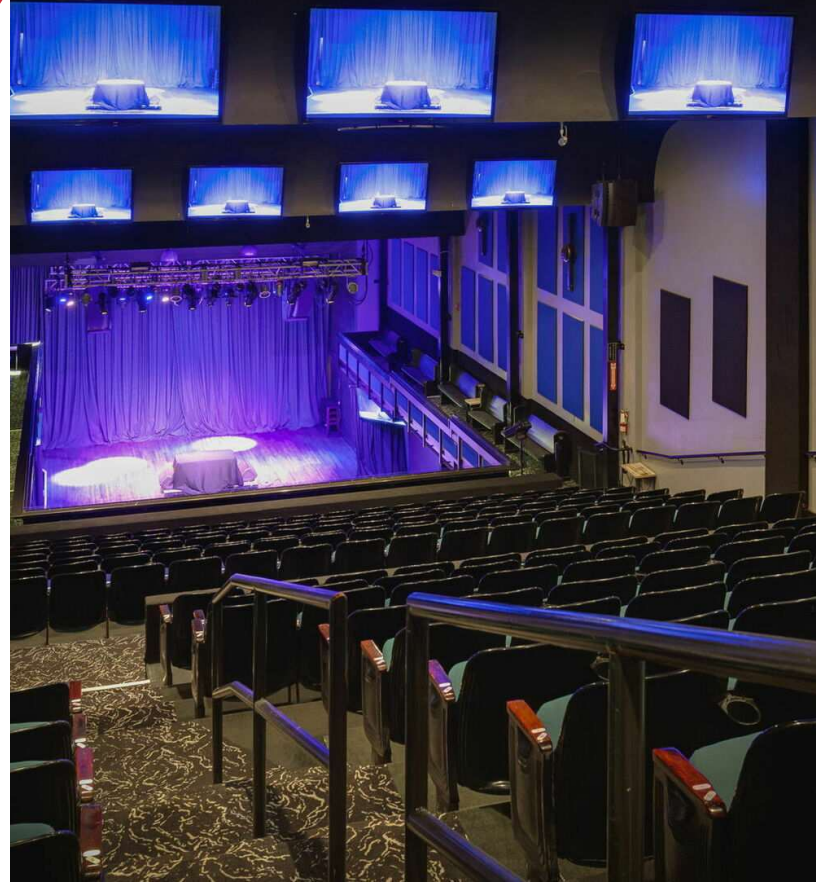
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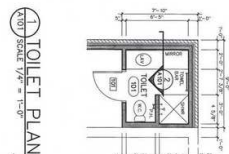
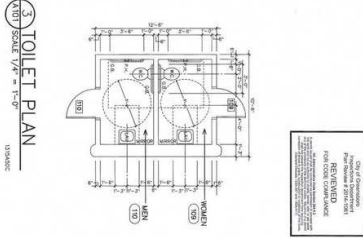
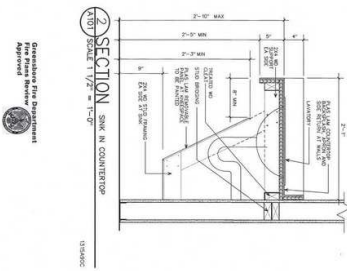
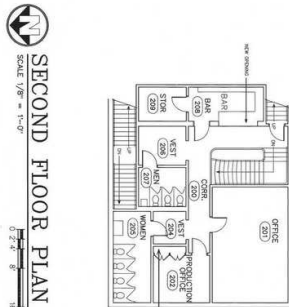
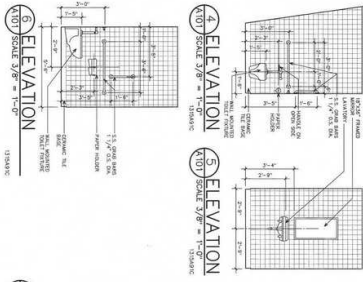
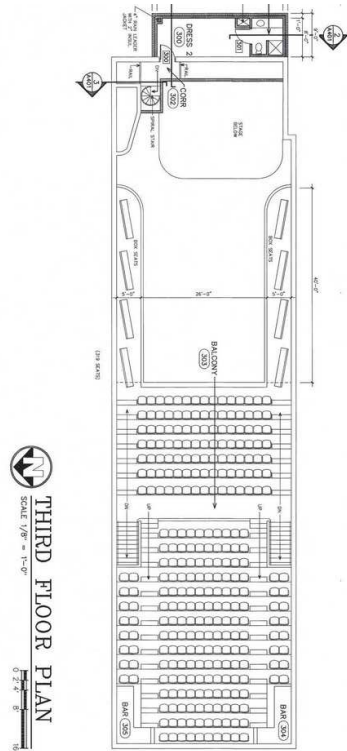
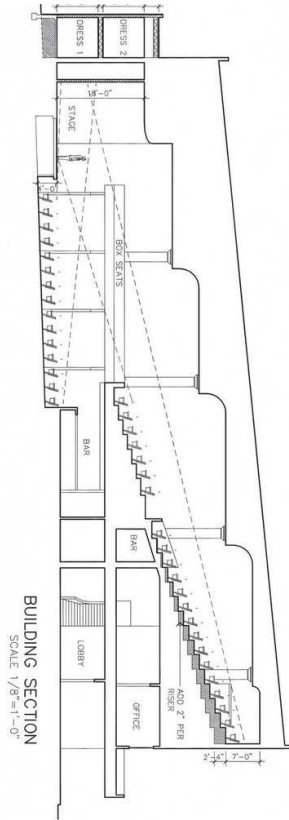
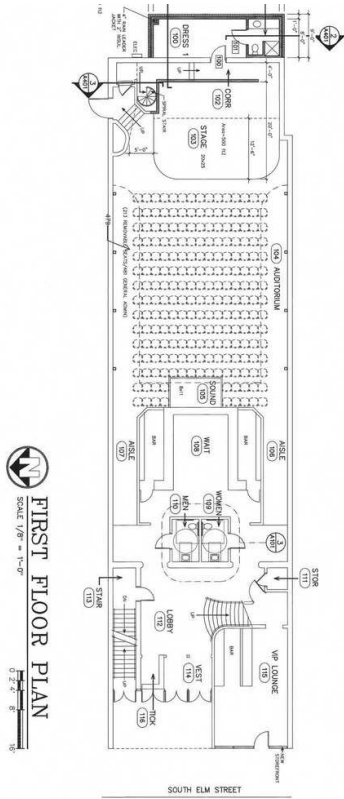
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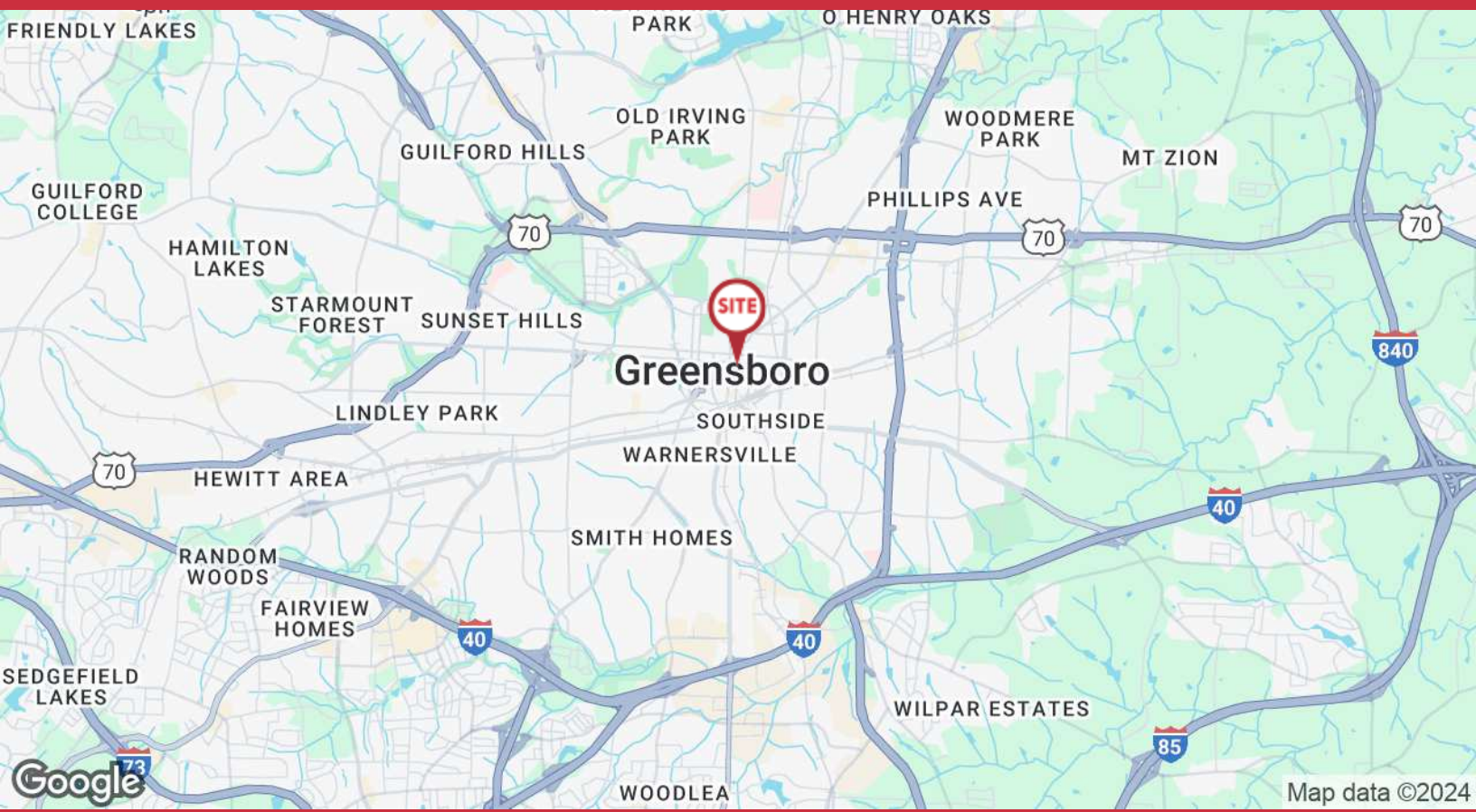
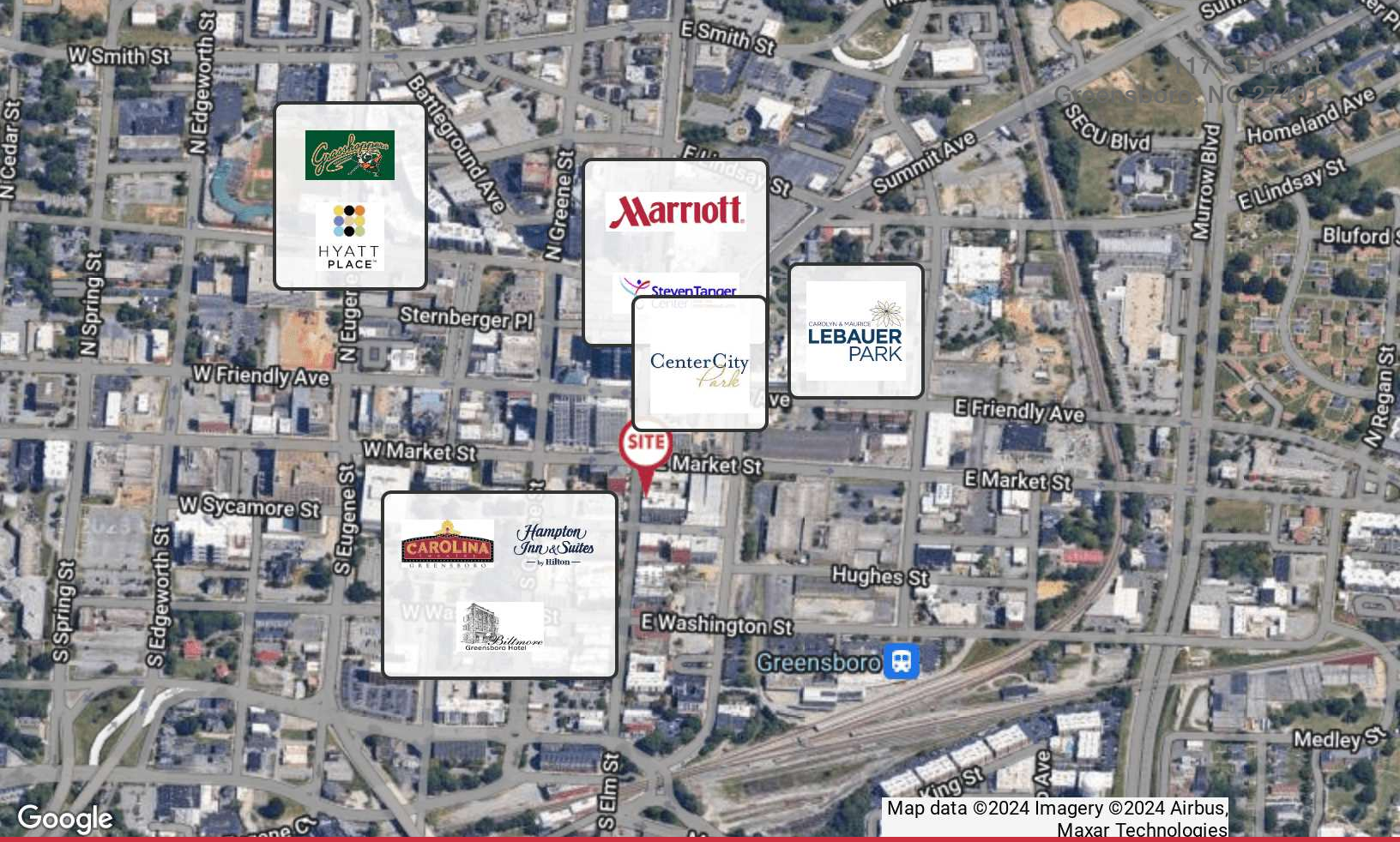
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## FLOOR PLANS



<b>A101</b>	REVISIONS	<b>HOUSE OF BLUES RENOVATIONS</b>	<b>J. HYATH HAMMOND</b> architecture + engineering + interiors
	FIRST, SECOND & THIRD FLOOR PLANS BUILDING SECTION	117 South Elm Street Greensboro North Carolina 27401	F 336.373.8400 E 336.373.8400 212 E. 8th St. Suite 200 Greensboro, NC 27401 www.jhyathhammond.com



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