



COMMERCIAL REAL ESTATE

# FOR SALE

## RETAIL BUILDING

2918 Battleground Avenue, Greensboro, NC 27408

**\$429,000**



Free standing retail building on Battleground Avenue with great visibility.

**Directions:** North on Battleground past Martinsville Road on the right across from Lone Star Steakhouse.

To Learn More About This Property Contact:



**Bill Strickland, CCIM, MBA**  
Broker  
[bstrickland@bipinc.com](mailto:bstrickland@bipinc.com)  
P: 336.369-5974

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## FREE STANDING BUILDING ON BATTLEGROUND

### Features

- ◆ 1,344 +/- SF retail/office building
- ◆ Income potential
- ◆ 300 +/- SF storage shed included
- ◆ Pylon signage
- ◆ Zoned—Light Industrial
- ◆ Year built—1981
- ◆ 64 +/- ft of frontage with 104 +/- ft depth
- ◆ Paved parking lot
- ◆ Located adjacent to Atlantic & Yadkin Greenway
- ◆ Potential redevelopment site with adjoining 1.3 +/- acre property for sale by another firm
- ◆ Excellent visibility on Battleground Ave with traffic counts—40,000 +/- vehicles per day

