

# 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:



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# 2918 Battleground Avenue

## 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

