

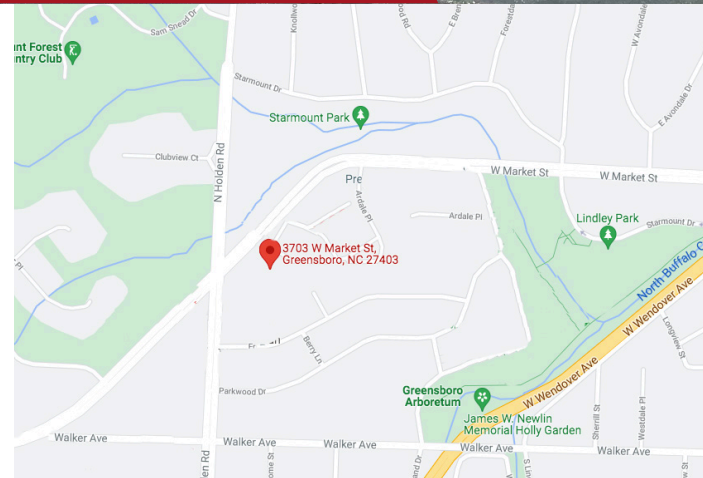
WELLS REAL ESTATE OF N.C., LLC



OFFICE CONDOS FOR LEASE AND FOR SALE

West Market Square • 3703 W. Market Street • Greensboro, NC

These two office condos, located in first class office park, West Market Square, can be leased individually or together. The entire building (5,568sf) can be purchased. Suite A (2,377sf) includes two front entrances and rear entrance, a large reception/lobby space, seven individual offices, two bathrooms, large breakroom, and storage space. Suite B (2,070sf) includes a lobby area, seven individual offices, two bathrooms, breakroom, computer room and a large conference room. Units A and B are currently connected by an interior pass through that can be closed if needed. Zoned GO-M and suitable for a variety of professional uses. Ample front door parking with two handicap spaces and open parking lot. Very nicely landscaped. The condos sit at the corner of Holden Road and West Market Street, three miles from Downtown Business District, easy access to I-85 and I-40, near Wendover Avenue providing an excellent Greensboro location. **The spaces are available immediately.**



- **Suite A - approximately 2,377sf**
- **Suite B - approximately 2,070sf**
- **Lease Rate: \$15.50/sf annually MG**
- **Purchase Price: \$925,000 for all 5,568sf± subject to existing leases**

Wells Real Estate of N.C., LLC

www.wellsrealestateofnc.com

Everett Wells

(336) 480-1747 | everett@wellsrealestateofnc.com

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

ADDITIONAL PROPERTY DETAILS

ZONING	GO-M	TYPE OF HEATING	FWA, gas-fired
ROOF TYPE	Wood Truss, asphalt shingle	TYPE OF A/C	Central air, electric
CEILING HEIGHT	8.5'	EXTERIOR WALLS	Face brick and stone
# OF STORIES	One	WINDOWS	Vinyl, double-paned energy efficient



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Guilford County, NC - Property Report [Convert to PDF](#) 12/16/2021

Parcel ID 61355	Property Address 3703 A W Market St	Legal Description 3703-A PH II CPB 6-69-71 WEST MARKET PL6-69
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Mobile
Maps



Owner Information

Owner Name J A N LLC	Mailing Address 1959 N PEACE HAVEN RD # 318	City, State Zip WINSTON SALEM, NC 27106
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Parcel Information

PIN 7844969104-001	Zoning GO-M-General Office, Moderate Intensity	Use CONDO	Tax District 0
Parcel Size 0.05	Appraisal Nbrhood 7844A13	Plat/Condo Bk & Pg N/A	

Recent Sales

Book & Page 00489400689	Sale Date 7/15/1999	Sale Price \$252,000	Qualified? Yes	Improved? Yes
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Appraisal Values

Land \$48,000	Buildings \$190,100	Extra Features \$0	Total Value \$238,100
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Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Appraisal Detail (Building 1 of 1)

Bldg# 1	Description 24-OFCCONDO	Bldg Use 04-OFF CONST	Yr Built 1999	Eff Yr Blt 2004	Units
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Improvement Details

Style 04-OFF CONST	Foundation	Exterior Wall	Air Cond. Type CENTRAL	Comm. Roof Struct.	Heating Type FORCED AIR- DUCTED
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Heated SqFt

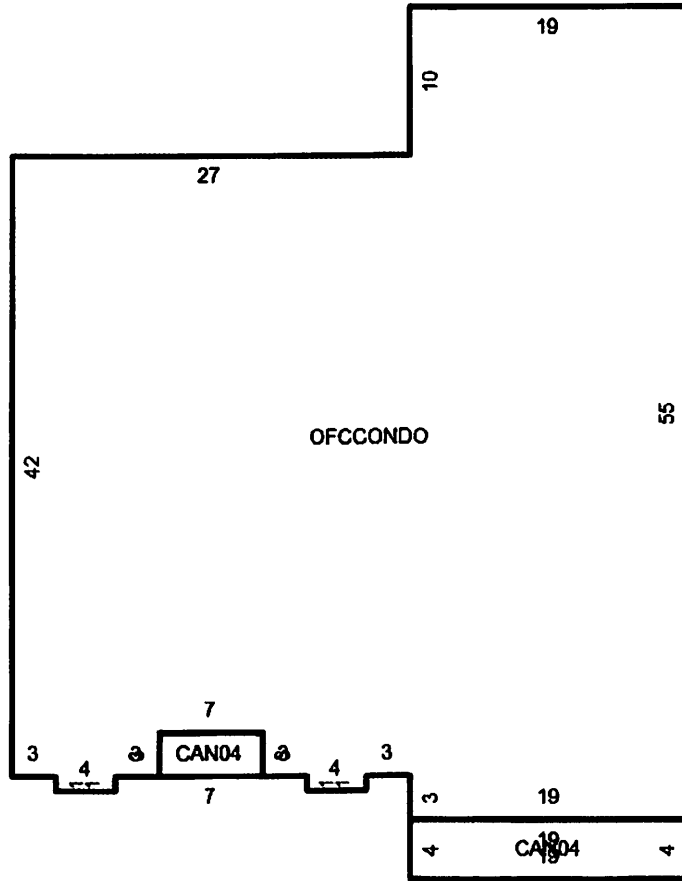
Bedrooms

Bathrooms

Fireplace
No

Building Grade
B+15

Bldg Value
\$190,100



Building Area Totals

Code
CAN0

Description
Canopy

Sq Feet
97

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Guilford County, NC - Property Report

[Convert to PDF](#)

12/16/2021

Parcel ID
61356

Property Address
3703 B W Market St

Legal Description
3703-B PH II CPB 6-69-71 WEST MARKET PL6-69



Mobile
Maps



Owner Information

Owner Name
J A N LLC

Mailing Address

1959 N PEACE HAVEN RD # 318

City, State Zip

WINSTON SALEM, NC 27106

Parcel Information

PIN

7844969104-002

Zoning

GO-M-General Office, Moderate Intensity

Use

CONDO

Tax District

0

Parcel Size

0.05

Appraisal Nbrhood

7844A13

Plat/Condo Bk & Pg

N/A

Recent Sales

Book & Page

00592700330

Sale Date

9/3/2003

Sale Price

\$290,000

Qualified?

Yes

Improved?

Yes

Appraisal Values

Land

\$48,000

Buildings

\$189,600

Extra Features

\$0

Total Value

\$237,600

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Appraisal Detail (Building 1 of 1)

Bldg#	Description	Bldg Use	Yr Built	Eff Yr Blt	Units
1	24-OFCCONDO	04-OFF CONST	1999	2004	

Improvement Details

Style	Foundation	Exterior Wall	Air Cond. Type	Comm. Roof Struct.	Heating Type
04-OFF CONST			CENTRAL		FORCED AIR-DUCTED

Heated SqFt

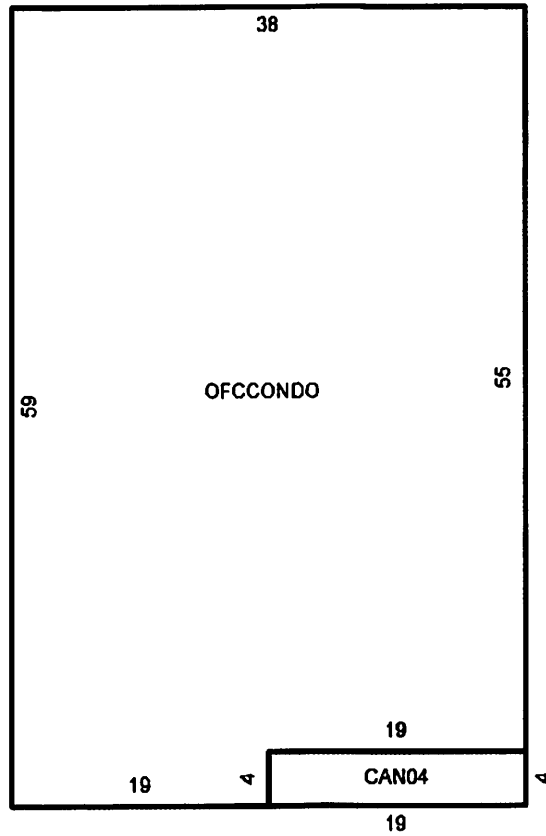
Bedrooms

Bathrooms

Fireplace
No

Building Grade
B+15

Bldg Value
\$189,600



Building Area Totals

Code
CAN0

Description
Canopy

Sq Feet
76

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