

217 NORTH MAIN STREET - KERNERSVILLE, NC

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Fully stabilized retail/office opportunity in downtown Kernersville, a rapidly growing market in the center of the Triad. This investment provides stable income with opportunity in an amazing location - tenant list features professional roofing company, bridal shop, brewery, and cocktail lounge. Average remaining lease terms \pm 3yrs. Surrounded by dense residential area and minutes from multiple shopping centers with major retailers like Walmart Supercenter, Lowe's Home Improvement, and Planet Fitness - this location has consistently been a popular destination on the main strip of Kernersville.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.16 Acres
Building Size:	\pm 8,600 SF
NOI:	\$111,488.00
Cap Rate:	6.97%

Dom Maggio

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Nick Gonzalez

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COMMERCIAL REAL ESTATE

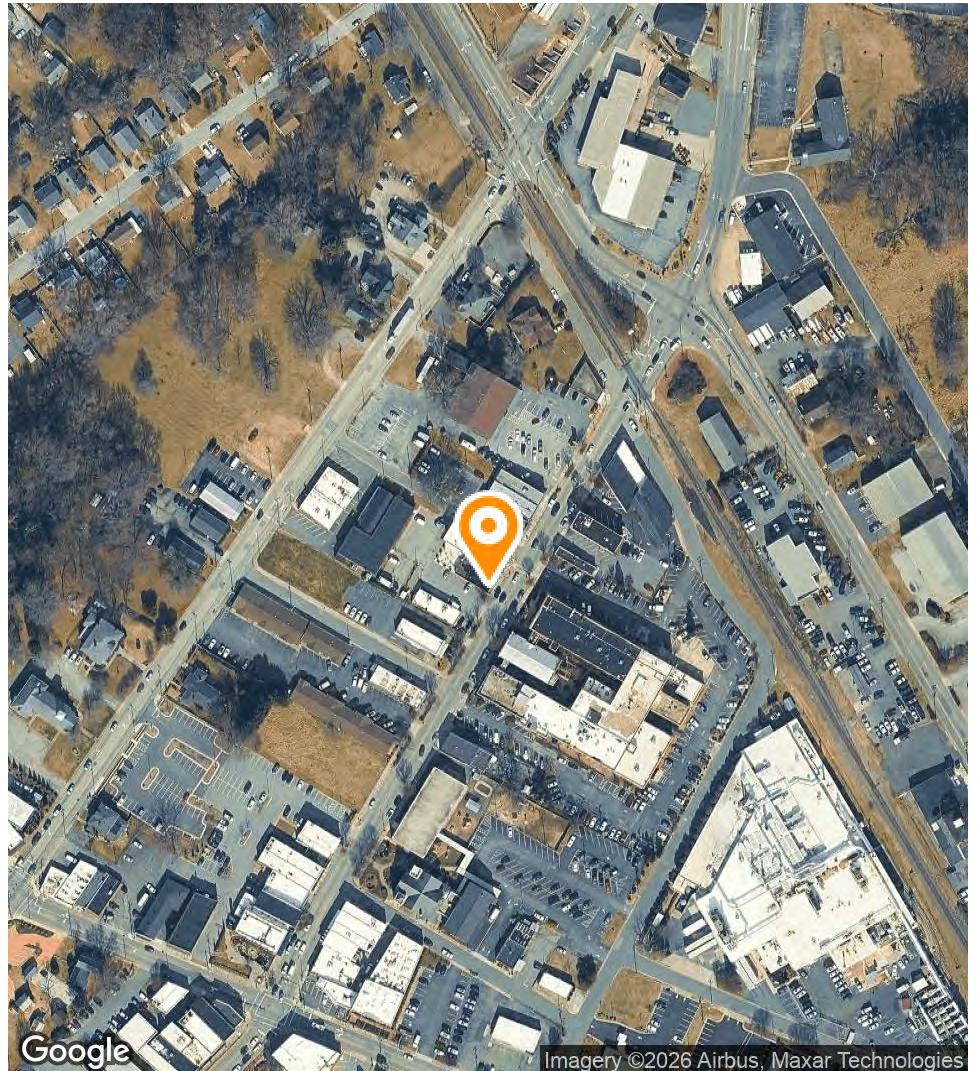
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PROPERTY HIGHLIGHTS

- ±8600 SF fully occupied with 4 tenants across two buildings
- Great visibility in a walkable area of downtown
- Convenient access to US-421/NC-66
- Recently renovated brewery and cocktail lounge space
- New Roof on 217-219, New HVAC unit 221



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LOCATION INFORMATION

Street Address	217 North Main Street
City, State, Zip	Kernersville, NC 27284

PROPERTY INFORMATION

Property Type	Retail
Zoning	GB
Lot Size	0.16 Acres
Number of Buildings	2
Building Size	±8,600 SF
Roof	New Roof on 217-219
HVAC	New HVAC unit on 221
Tenancy	Multiple
NOI	\$111,488.00
Cap Rate	6.97%



SALE PRICE: \$1,600,000

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