

# 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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**Linville** | Team Partners  
COMMERCIAL REAL ESTATE



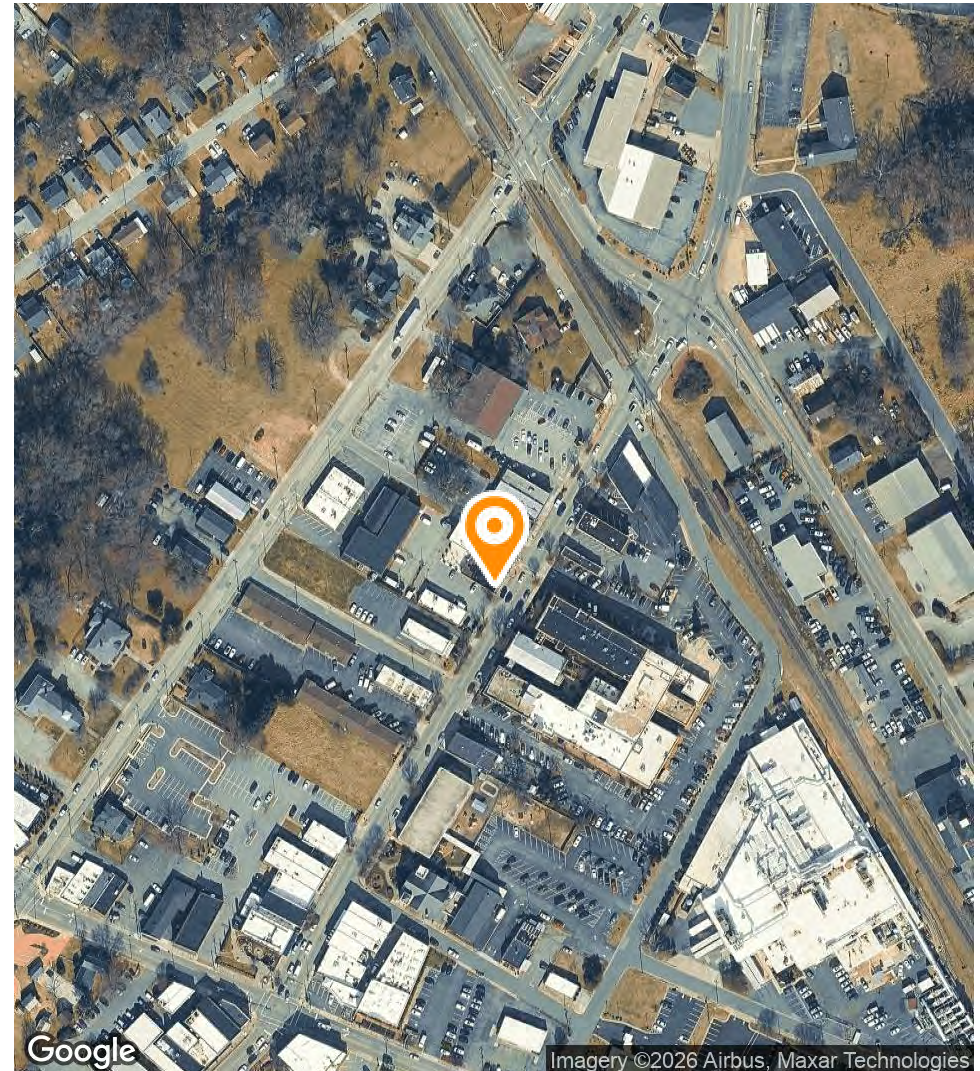
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## PROPERTY HIGHLIGHTS

- ±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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