



210 North Main Street

Suites 330 & 338 **For Sale**

Presented By:

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210 NORTH MAIN STREET

OFFICE SUITES FOR SALE



PROPERTY DESCRIPTION

Two newly renovated office/retail condos in the heart of downtown Kernersville, a rapidly growing market in the center of the Triad. This investment provides stable income in a prime location - tenant list features Nucor (North America's largest steel manufacturer) with 6+ years of term remaining and a local law firm with 1+ years remaining on a long term lease. Surrounded by dense residential area and minutes from multiple shopping centers with major retailers like Walmart Supercenter, Lowe's Home Improvement, and Planet Fitness.



PROPERTY HIGHLIGHTS

- ±6,708 SF fully occupied
- Newly renovated space within a converted historic mill property
- Great visibility in a walkable area of downtown
- Convenient access to US-421/NC-66

OFFERING SUMMARY

Sale Price:	\$880,000
NOI:	\$66,513.00
Cap Rate:	7.56%

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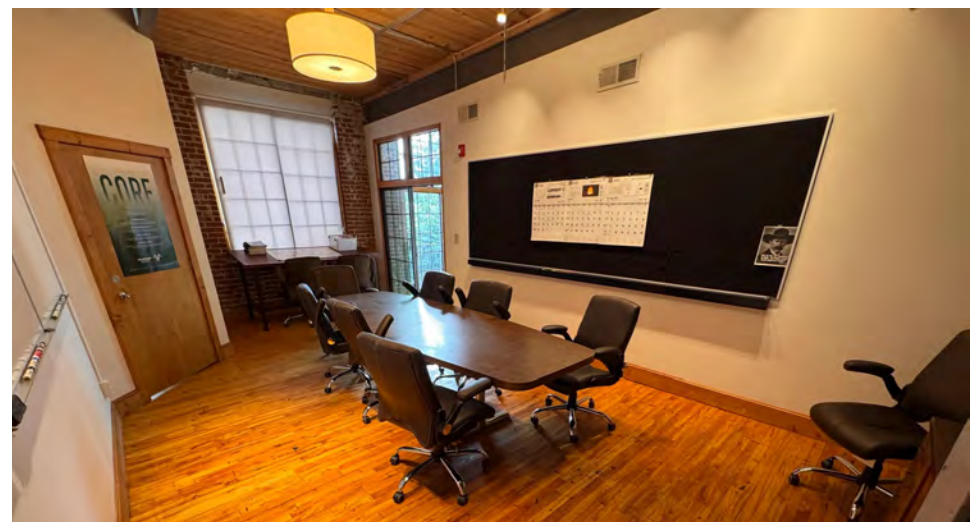
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KERNERSVILLE, NC

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SALE PRICE: \$880,000

LOCATION INFORMATION

Street Address	210 North Main Street
City, State, Zip	Kernersville, NC 27284

PROPERTY INFORMATION

Property Type	Office
Suites Combined Size	±6,708 SF
Tenancy	Multiple
NOI	\$66,513
Cap Rate	7.56%



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