

**BUILDING FORM**

<b>CLE NO.</b>		<b>BUILDING</b>	
<b>ADDRESS</b>	816 S. Elm Street	<b>CITY</b>	Greensboro
<b>MAP/BLK/LOT</b>	18-4-1, 2, 3, 12, 14	<b>ZONING</b>	CB
<b>FOR SALE</b>	\$2,900,000	<b>POSSESSION</b>	Immediate
<b>FOR LEASE</b>	1,500 SF and up @ \$13.00-\$14.00/SF	<b>COUNTY</b>	Guilford
		<b>POTENTIAL USE</b>	Office/Whse/Retail

LAND			BUILDING				
<b>AREA</b>	1.56 Acre	<b>DIMENSION</b>	<b>SQUARE FEET</b>	29,000	<b>PURPOSE</b>	Office/Warehouse	
<b>TOPOGRAPHY</b>	Sloping	<b>PARKING</b>	As Needed	<b>STORIES</b>	3	<b>DIMENSIONS</b>	
<b>UTILITIES</b>		<b>SOURCE</b>		<b>1ST FLR DIM.</b>	Ask for	<b>2ND FLR DIM.</b>	
<b>WATER</b>	City			<b>3RD FLR DIM.</b>	Floor plans	<b>BASEMENT</b>	
<b>SEWER</b>	City			<b>BLDG. AGE</b>		<b>OFFICE AREA</b>	
<b>GAS</b>	Piedmont					<b>SIZE/TYPER/COMMENTS</b>	
<b>ELECTRIC</b>	Duke Power			<b>CEILING HTS</b>	10' - 18'		
<b>TELEPHONE</b>	Bell South			<b>CONSTRUCTION</b>	Brick - Block - Wood Framing		
<b>ACCESS TO TRANSPORTATION</b>	<b>NAME</b>	<b>DISTANCE-PROP</b>		<b>FLOOR TYPE</b>	Concrete, Wood		
<b>RAILROAD</b>	No. So.	Rear		<b>LIGHTING</b>	Fluorescent		
<b>AIRPORT</b>	PTIA	15 miles		<b>HEAT</b>	Heat Pump		
<b>MAJOR ROADS</b>	S. Elm / Lee Street			<b>AIR CONDITION</b>	Heat Pump		
<b>ASSESSED TAX VALUE</b>	\$ 194,000	@ 2006 RATE Before Renovations		<b>TOILETS</b>	12		
<b>EASEMENT/RESTRICTIONS</b>				<b>ELEVATORS</b>	No		
	___ 1 <sup>st</sup> Generation	<u>X</u> 2 <sup>nd</sup> Generation	___ Sublease	<b>SPRINKLER</b>	Yes		
	Newly renovated - plumbing, electric, sprinklers, Interior Upfit.					<b>ROOF TYPE</b>	Tar & Gravel
	Beautiful wood floors, ceilings, and columns.					<b>BAY SIZE</b>	Varies
	Ideal for any retail, arts & crafts. MUST SEE!					<b>DOCKS</b>	TH Loading Dock
<b>REMARKS/OTHER INFORMATION</b>	PART OF NEW S. ELM STREET REDEVELOPMENT PROGRAM.						



**BROKER:** Fred L. Preyer **PHONE:** 336-294-8900

The Bissell Companies, Inc., 3859 Battleground Avenue, Suite 300, Greensboro, NC 27410 **REV** 02/11/09

[bissell@bissellgreensboro.com](mailto:bissell@bissellgreensboro.com) [www.bissellgreensboro.com](http://www.bissellgreensboro.com)

All information believed accurate but subject to Buyer verification.

