

FOR SALE

311 W. McGee St., Greensboro, NC 27401

NAIPiedmont Triad



Development Opportunity

- Located in federally designated Qualified Opportunity Zone
- Former elevator company and restaurant being sold together
- 20,000+- SF on a total of .82+- acres
- Downtown Greenway directly behind the building expected to be completed in 2020
- Hampton Inn under construction one block from the property
- Walking distance to Downtown Greensboro's best restaurants and distilleries
- Less than 1.5 miles from A&T University, Greensboro College, and UNC-Greensboro
- Some income generated from billboard lease

[Click here for Drone Video](#)

OFFERING SUMMARY

SALE PRICE	\$1,400,000
LOT SIZE	0.82 Acres
BUILDING SIZE	20,000 +/-SF

5 MILES INFORMATION

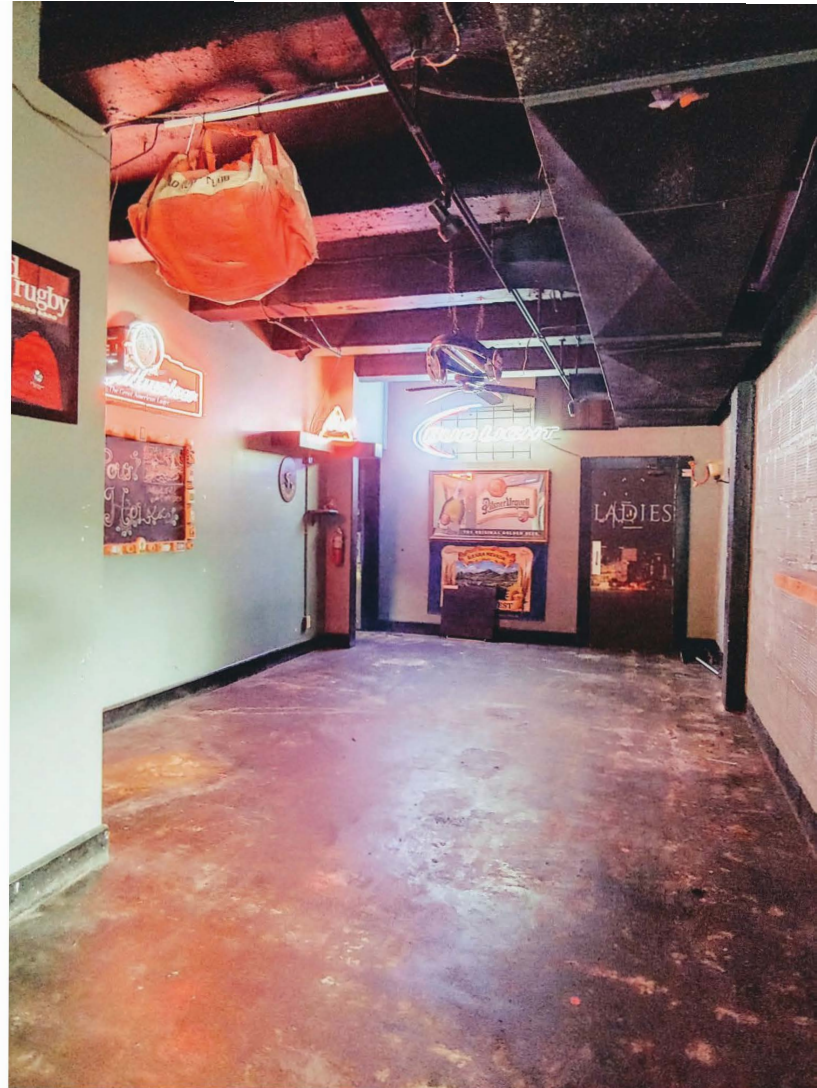
 185,219	 73,761	 \$54,507
TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

✉ **Robbie Perkins, CCIM, SIOR**
+1 336 358 3219
rperkins@naipt.com

✉ **Tammy Dixon**
+1 336 358 3239
tdixon@naipt.com

📍 **348 N. Elm Street**
Greensboro, NC 27401
www.naipt.com

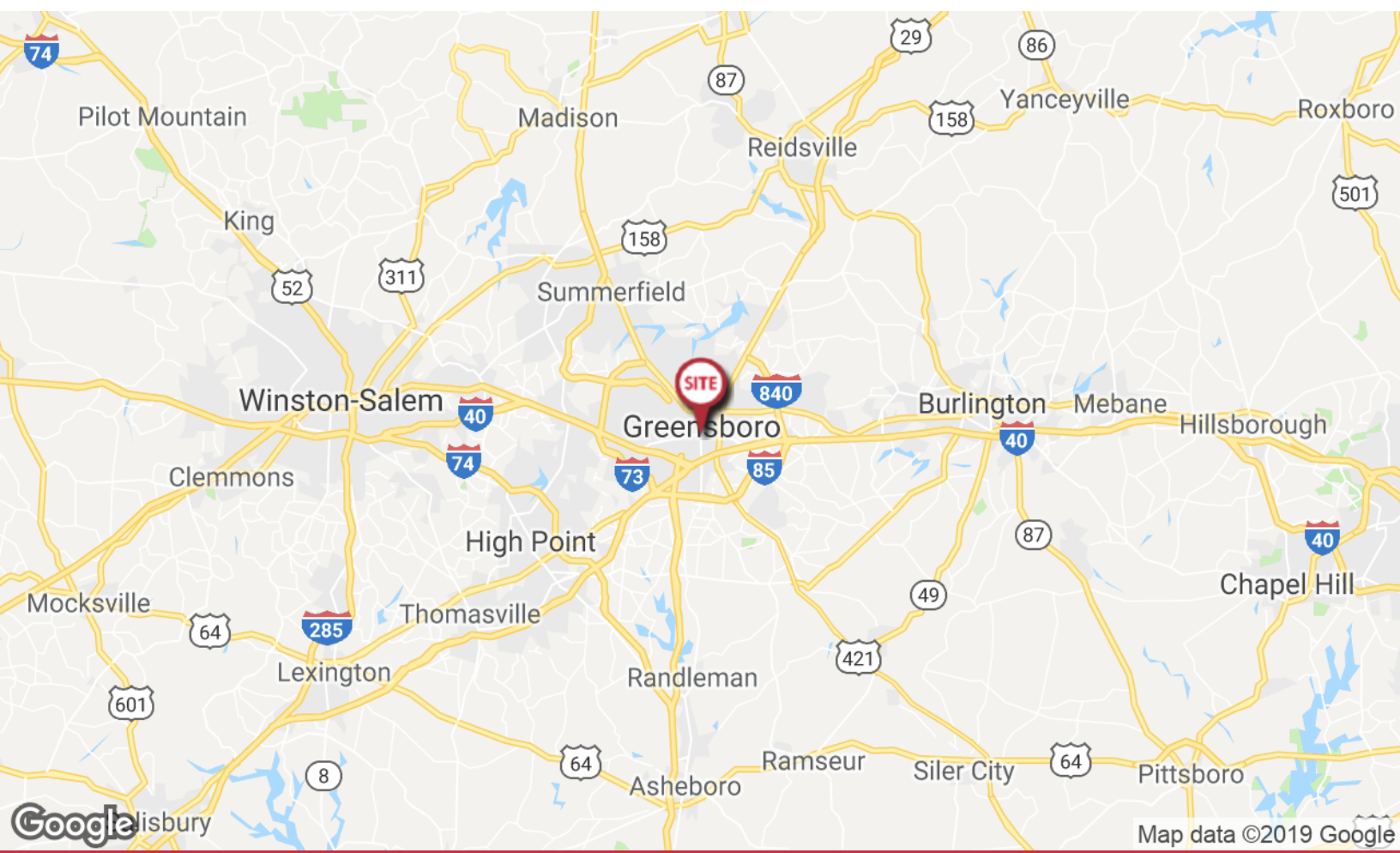


✉ Robbie Perkins, CCIM, SIOR
+1 336 358 3219
rperkins@naipt.com

✉ Tammy Dixon
+1 336 358 3239
tdixon@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental, Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein. Are Any To Be Implied.

NAI Piedmont Triad



Map data ©2019 Google

✉ **Robbie Perkins, CCIM, SIOR**
 +1 336 358 3219
 rperkins@naipt.com

✉ **Tammy Dixon**
 +1 336 358 3239
 tdixon@naipt.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

