

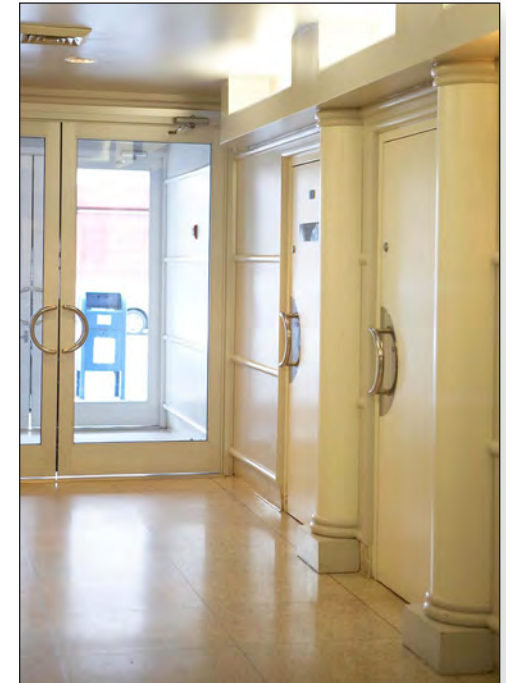


HAGAN
PROPERTIES

CORFAC INTERNATIONAL

AVAILABLE FOR SALE

**Investment Opportunity • Downtown Office Building
338 North Elm Street • Greensboro, NC 27401**



CORFAC
International



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Building Information:

- Total Building SF: 35,200 SF
- Available SF: 2,000 SF
- Year Built: 1962 (Renovated 1972)

Site Information:

- Site Size: 1.34 acres
- Zoning: Central Business
- Parking: On-site parking

Comments:

- Investment Opportunity
- Three story building
- Window suites provide natural lighting
- One passenger elevator
- Excellent downtown location
- Utilities include heat, AC & water
- On-site parking included in rate
- Janitorial included

Property Description:

- Prime location on N. Elm Street beside Greensboro Chamber of Commerce
- Within walking distance to Center City Park, Baseball Stadium, restaurants, banks & retail shops
- Frontage on N. Elm Street and Summit Avenue

Cost:

- Sales Price: Negotiable



Co-Brokerage:

- Compensation offered to Buyer/Tenant Agent subject to separate co-brokerage agreement
- Subagency is not offered
- Compensation is not offered to Principals, their Affiliates or Subsidiaries



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Greensboro, NC 27401
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For more information or to schedule a showing, call:

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