



KEY FEATURES

- ±3,730 SF two-story general office building
- Located in desirable downtown Lexington
- Access to 3 - 4 on-site parking spaces
- Convenient access to Business 85 and Highway 52/US 285
- Situated in close proximity to various municipal buildings including Lexington City Hall and Davidson County Courthouse

LEARN MORE ABOUT THIS PROPERTY

JEFF ANDREWS, SIOR

Jeff@CommercialRealtyNC.com

336.793.0890, ext 102

OFFICE BUILDING

FOR SALE

HISTORIC OFFICE BUILDING

18 S Main St.
Lexington, NC 27292

Don't miss this unique opportunity to own a historic property in desirable downtown Lexington! This ±3,750 SF general office building has a versatile floorplan that could accommodate multiple general office uses. The seller is open to a short-term sale leaseback. The building has access to 3 - 4 on-site private parking spaces.

The location is close to Business 85 and Highway 52/US 285, making an easy commute to all parts of the Piedmont Triad.



HISTORIC OFFICE BUILDING

LOCATION

Address	18 S. Main Street	City / Zip	Lexington / 27292	County	Davidson
---------	-------------------	------------	-------------------	--------	----------

PROPERTY DETAILS

Property Type	Office	Dimensions ±	70' x 26'	Acres ±	0.08
Available SF ±	3,730	Floors	2	Parking ±	3 - 4 On Site
Building SF ±	3,730	Flooring	Wood	Roof	Rubber Membrane
Year Built	1920	Building Exterior	Brick		

UTILITIES

Electrical	Duke Power	Sewer	Municipal	Heat	Central
Water	Municipal	Air	Central	Gas	PNG

TAX INFORMATION

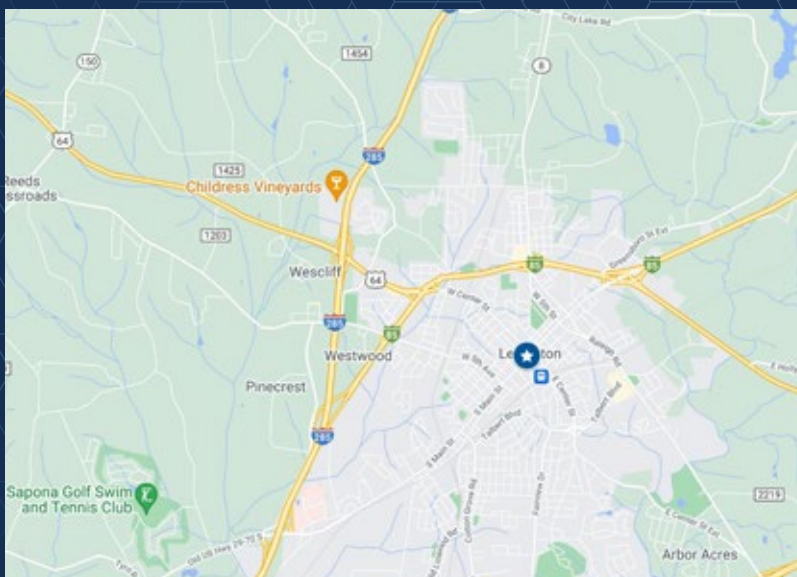
Zoning	U	Tax PIN	6725-02-87-2173
--------	---	---------	-----------------

PRICING & TERMS

Price	\$470,000	Price/SF	\$126.01
-------	-----------	----------	----------

OFFICE

FOR SALE



LOCATION FEATURES

- Located in desirable downtown Lexington
- Close to Lexington City Hall and Davidson County Courthouse
- Convenient access to Business 85 and Highway 52/US 285