

## 20 UNITS IN DOWNTOWN GREENSBORO



**Price:** \$ 2,100,000

**Status:** SOLD

**Address:** 1104 W Friendly Ave,  
Greensboro, NC 27401

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### OVERVIEW

**SOLD 10/8/20 FOR \$2,050,000**

This offering of 20 units, located within walking distance of downtown Greensboro and The University of North Carolina at Greensboro (UNCG), is comprised of sixteen units at 1104-1110 W. Friendly Avenue (known as The Gas Light Apartments) and four units at 206 N. Mendenhall Street. The properties are located one block from each other on opposite sides of the First Baptist Church campus. The owner recently renovated units which feature hardwood floors, stainless steel appliances, new kitchen cabinets, updated fixtures and more. This is an excellent opportunity to acquire a stabilized asset in an established sub-market.

### UNIT INFORMATION

Unit	Type	Size	Rent
4 UNITS - 1110 W. FRIENDLY	2 BD/1 BA, SHARED LAUNDRY	790 SF	\$950 MKT
8 UNITS - 1106 & 1108 W. FRIENDLY	1 BD/1 BA, INCLUDE WASHER/DRYER	650 SF	\$850 MKT
4 UNITS - 1104 W. FRIENDLY	1 BD/1 BA, SHARED LAUNDRY	650 SF	\$799 MKT
4 UNITS - 206 N. MENDENHALL	2 BD/1 BA, INCLUDE WASHER/DRYER	1,090 SF	\$1,015 MKT

## PROPERTY INFORMATION

<b>Pin</b>	7864270012, 07864178054, 7864279038	<b>Tax Value</b>	\$1,243,600
<b>Taxes</b>	\$17,323	<b>Lot Size</b>	.45, .47, AND .20 ACRES
<b>Year Built</b>	1940, 1925	<b>Exterior</b>	BRICK, WOOD
<b>Floors</b>	HARDWOOD, TILE	<b>Foundation</b>	BASEMENT
<b>HVAC</b>	CENTRAL AIR, HEAT PUMPS OR GAS HEAT	<b>Owner Financing</b>	NONE
<b>Utilities</b>	OWNER PAYS WATER AND DUMPSTER	<b>Appliances</b>	RANGE, REFRIGERATOR, DISHWASHER*, STACK WASHER & DRYER* (*ONLY IN SOME UNITS)
<b>Legal Description</b>	GAS LIGHT APTS/W FRIENDLY, 206 N MENDENHALL ST	<b>Zoning</b>	RM & RS-7

## LOCATION MAP

