



AVAILABLE FOR SALE

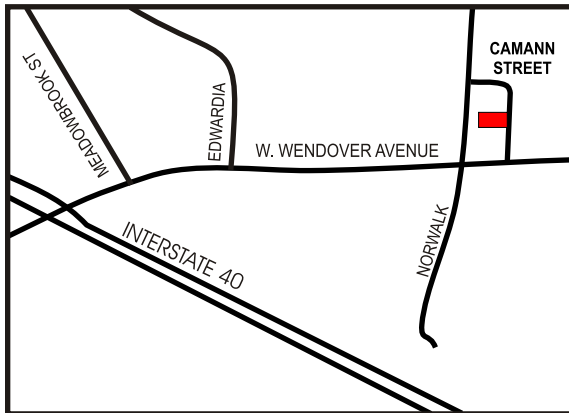
716 Camann Street
Greensboro, North Carolina

For more information:

Ralph L. Jones, III
mobile: (336) 339-3132
rjones@emersonprop.com

Drew Showfety, CCIM
mobile: (336) 253-6386
dshowfety@emersonprop.com

**EXCELLENT
INVESTMENT
PROPERTY**



- Current tenant willing to sign a new 5-year lease
- Zoned LI
- 6,440 +/- sf
- \$450,000
- 8% CAP

**Emerson
Commercial
Properties, LLC**
819 N. Elm Street
Greensboro, NC 27401
office: (336) 478-4441
fax: (336) 478-4442
www.emersonprop.com

The information contained herein was obtained from sources believed reliable. Emerson Commercial Properties, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy contained herein. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to lease or withdrawal without notice.