

## **300 Oak Street & 331 W Russell Avenue High Point, NC 27260-6537**

***Now available;***

**300 Oak Street** is an approximately 64,000 square foot commercial building. The entire first floor main level has been extensively renovated with the seller spending over \$1,800,000 in upgrades. Currently being used as a furniture showroom. There were five HVAC units installed to handle the over 30,000 square feet. The tonnage installed were 24, 15, 15, 12, and 8.

The main floor is all refinished hardwood maple flooring and the exposed ceiling is done in the loft style finished space.

There is an office suite of three offices right off the main entrance on the main floor.

There is a combination of a large suite of offices with conference rooms, reception area and locked storage as well as warehouse space on the bottom floor. The bottom floor office suites have Oak Street frontage, and separate entrance as well as dock doors in the rear.

Seller has in the warehouse glass panes and inserts for the main floor windows.

**331 W Russell Avenue** is approximately 1.33 acres at the corner of Oak Street and W Russell Avenue. Across the street from 300 Oak Street It could be a great building site or a parking lot for 300 Oak Street.

Both parcels are located in the High Point Opportunity Zone. Further information is available upon request.

There is a Phase I and Phase II Environmental Site Assessment (June 1997) from when the seller purchased the property on file for 300 Oak Street. These can be furnished upon request for serious inquiries.

### **Available Information;**

**3D Scan of main floor**

**Square footage layout of main floor**

**Environmental Phase I and Phase II site assessment (June 1997)**

