



THE McALISTER – LEFTWICH HOUSE

507 NORTH CHURCH STREET

SIMPSON
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE



This unique and impressive property combines two of Greensboro's architectural masterpieces into a single offering for commercial or private use. Listed on the National Register of Historic Places, the Leftwich House and McAlister House are adjoined via a connecting breezeway bringing elegance and functionality. This convenient downtown structure is located at the gateway to Fisher Park and is offered for sale or lease. The sprawling 11,951+/- SF fully refurbished space is situated on a .68 Acre lot with 25 parking spaces. The combined property features finished hardwood floors and integrated systems for IT and phones. The Leftwich House structure features stunning 11 foot ceilings; 15" plaster moldings, floor-to-ceiling windows, and decorative fireplaces in all rooms on two floors. The adjoining McAlister House section offers up three floors of elegant finished space for offices with a lovely columned porch and outdoor space. Each side features its own kitchen area and bathrooms on two floors. Currently utilized as modern office space, its proximity to downtown and elegance make it a great opportunity for boutique hotel, quaint bed and breakfast, restaurant, or event space. This Fisher Park setup also offers a unique live and work opportunity. This property must be seen to be fully appreciated for its beauty and potential. Listed for sale at \$1,100,000 or for lease at \$10/SF.

Call today to schedule a tour:

Lauten Crow
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Sam Simpson
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Simpson Commercial Real Estate
1401 Sunset Drive
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LOCATION

Address	507 N. Church Street				
City	Greensboro	Zip	27401	County	Guilford

PROPERTY DETAILS

Current Use	OFFICE	Year Built	2004	Utilities	Duke Energy
Minimum Available SF	4,791	Parcel ID	7864784844	Water	City of GSO
Maximum Available SF	11,951	Tax Value	\$573,650	Sewer	City of GSO
Total SF	11,951	Annual Tax	\$8,268	Air/Heat	Yes/Yes
Year Built	1890	Tax Value	\$573,650	Gas	PNG

PRICING AND TERMS

Sales Price	\$1,100,000	Price/SF	\$92.04	Lease Type	NNN
Lease Rate	\$10/SF	Rent/Mo.	\$9,959.00	Zoning	GOM

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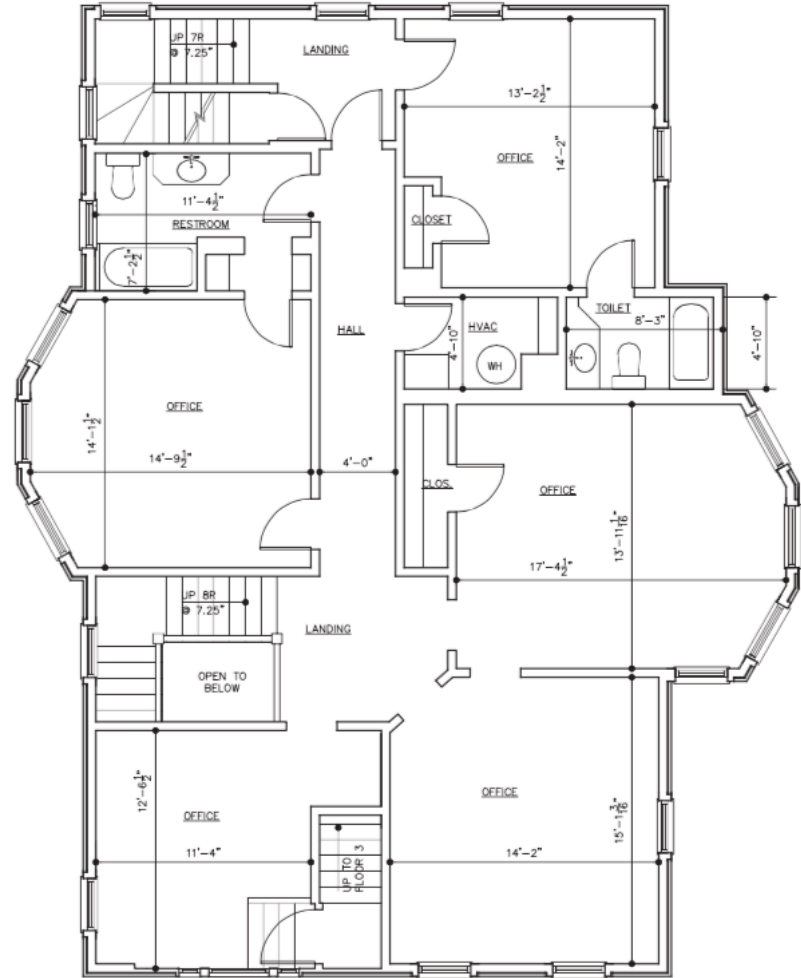
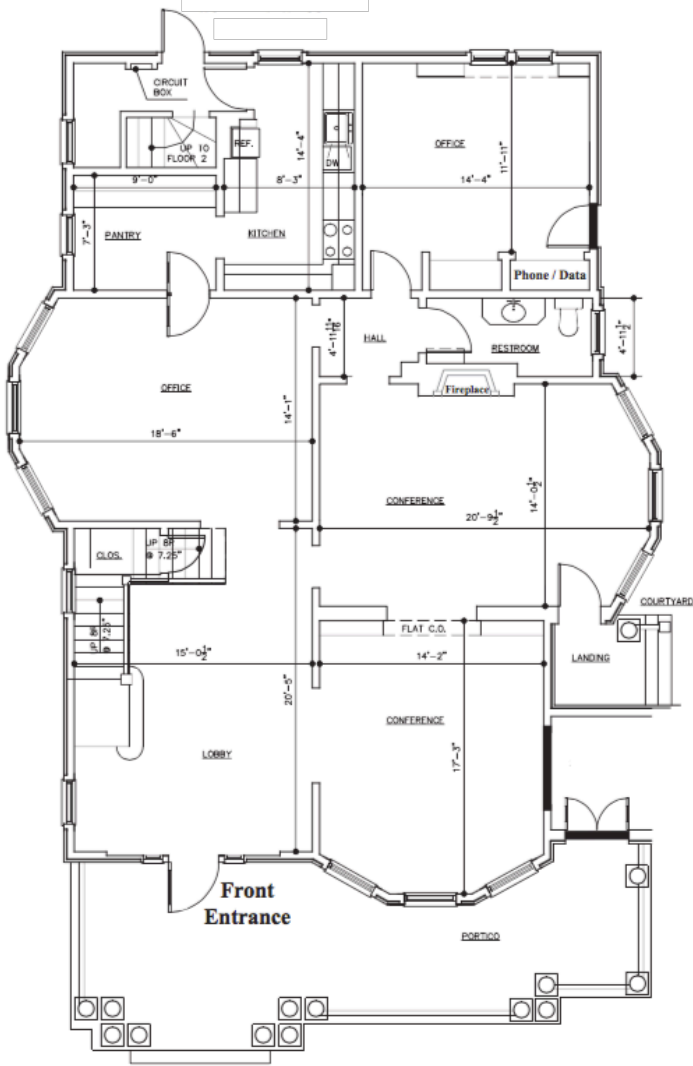
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McCallister House First Floor
1,806 SF+/-

McCallister House Second Floor
1,730 SF+/-



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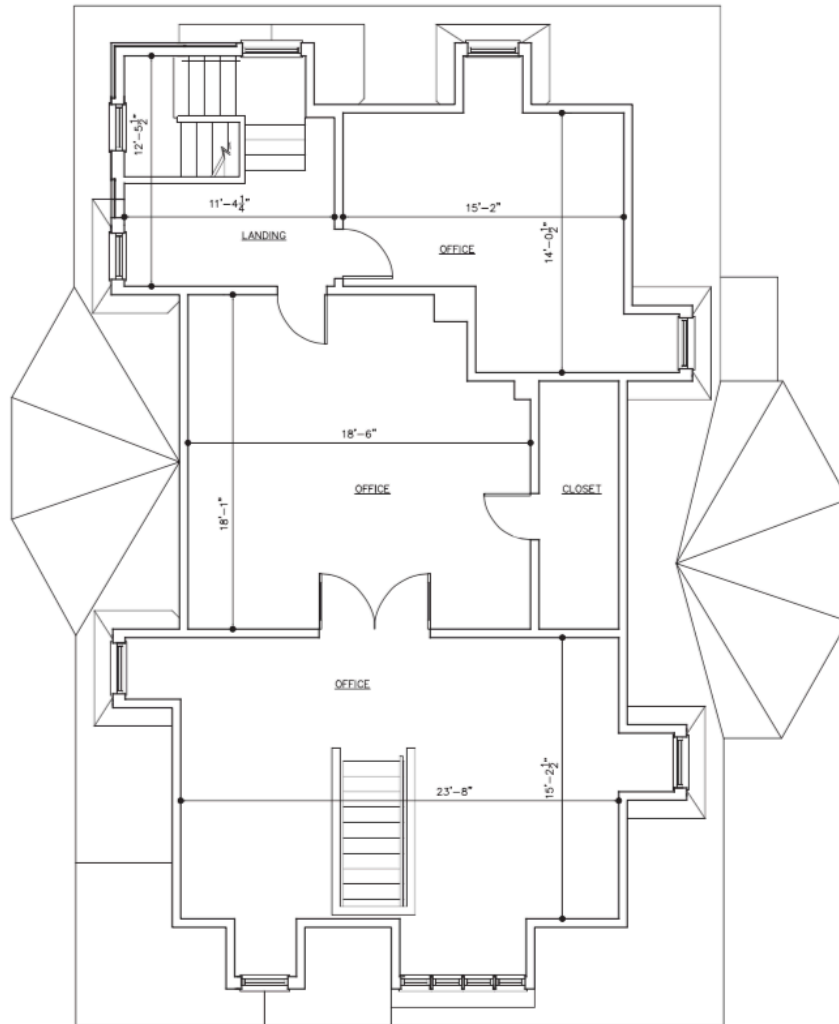
THE MCALISTER – LEFTWICH HOUSE

507 NORTH CHURCH STREET

SIMPSON
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FOR SALE OR LEASE

McCallister House Third Floor 1,255 SF+/-



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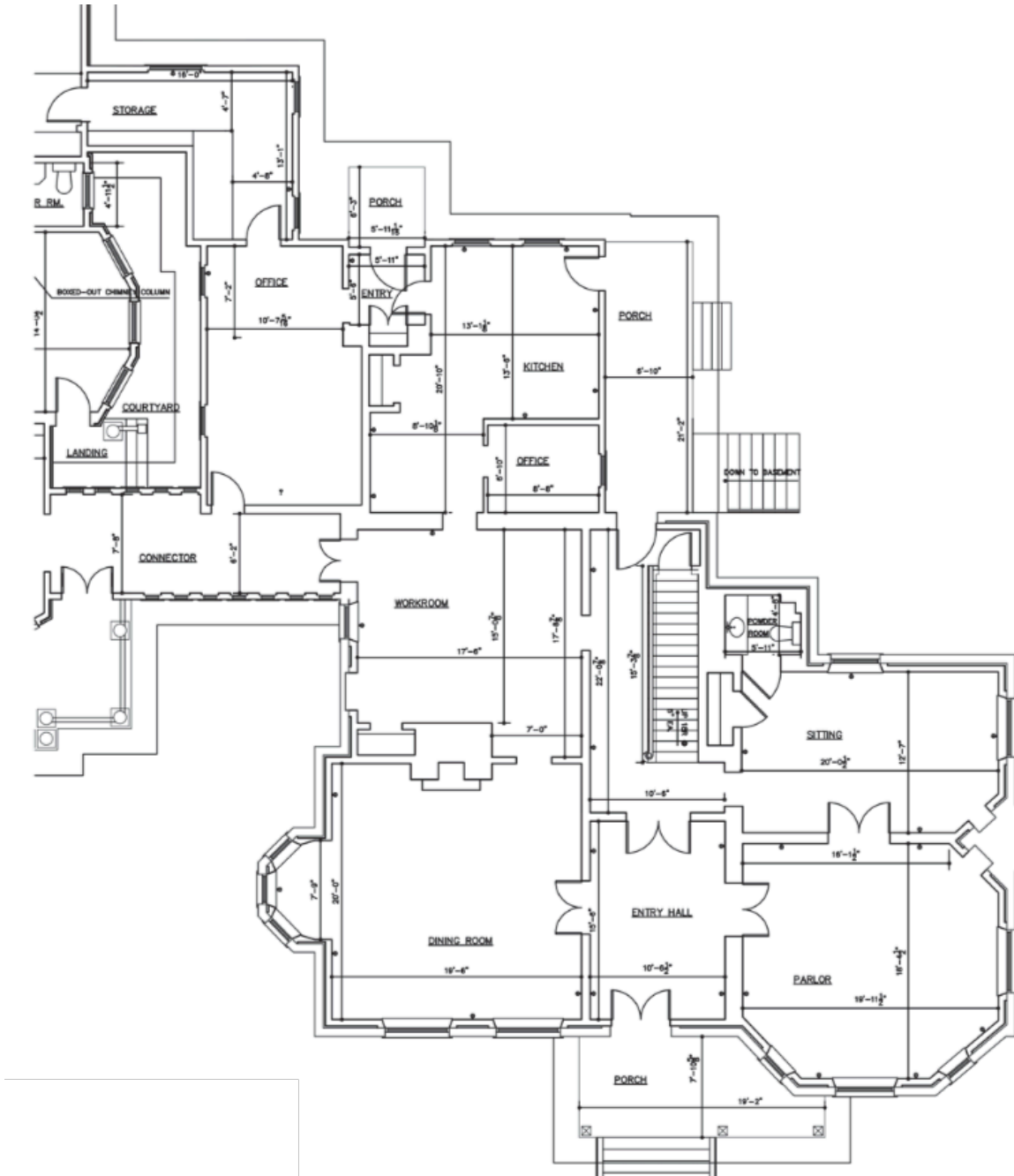
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FOR SALE OR LEASE

Leftwich House First Floor 5,110 SF+/-



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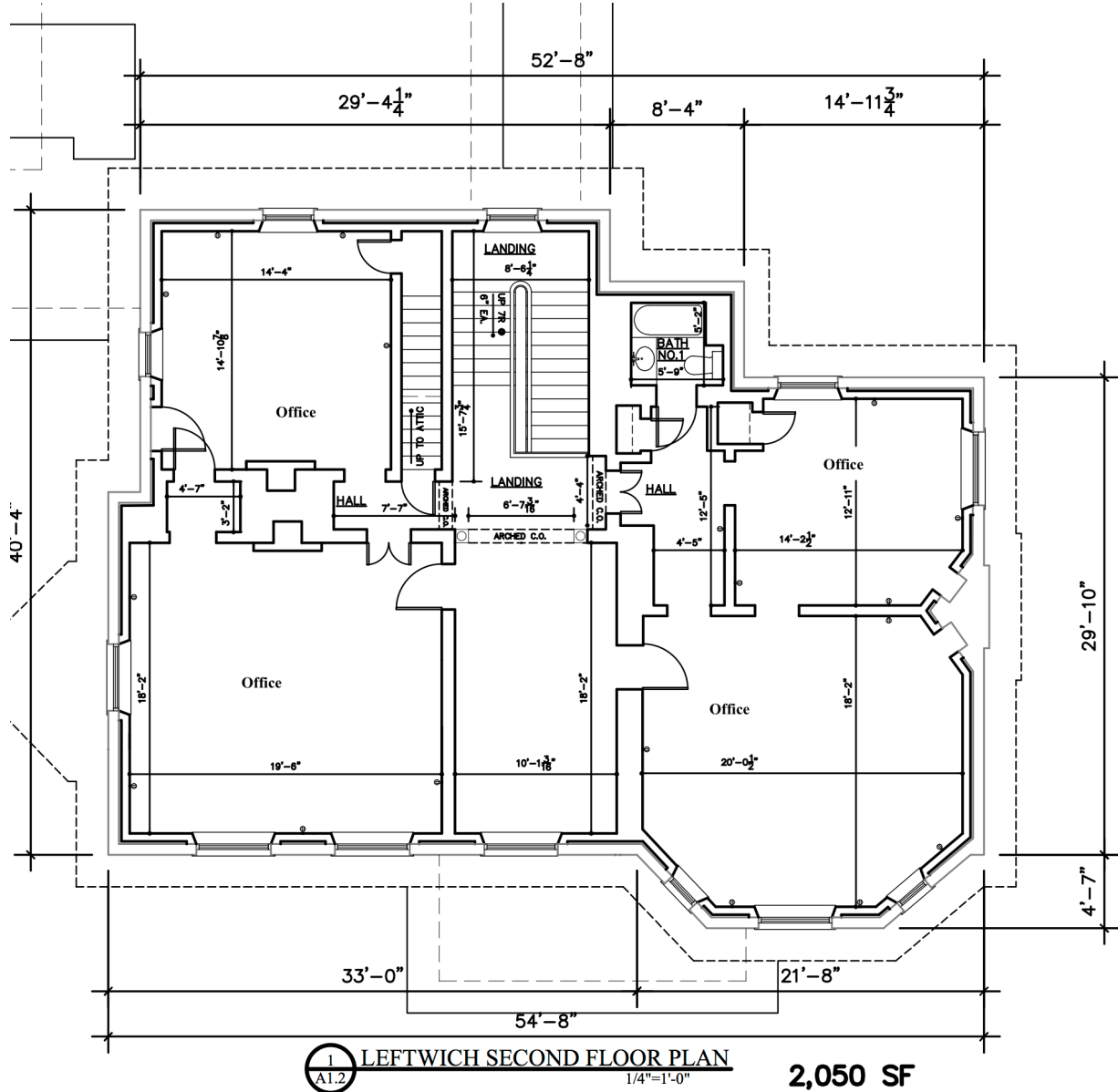
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FOR SALE OR LEASE

Leftwich House Second Floor 2,050 SF+/-



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