

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM



Former assisted living facility available on  $7.01\pm$  acres. This is a great opportunity for a new user to take over an existing facility that features a commercial kitchen, dining area, recreation area and other amenities. Included with the property is a free standing duplex. Located near the intersection Old Battleground Road and Battleground Avenue, this site is surrounded by commercial and residential users. Roof replaced in 2023.

	DEMOGRAPHICS		
	lmi	3mi	5mi
POPULATION	6,705	44,241	118,558
HOUSEHOLDS	3,387	19,869	50,473
HOUSEHOLD INCOME	\$99,805	\$95,942	\$101,356

FOR SALE: \$3,900,000

For more information:

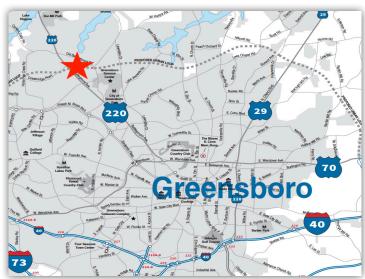
## William T. Bartholomew, Jr., CCIM

William@meridianrealty.com 336.480.2335

## 4501 Old Battleground Road | Greensboro, NC 27410



- Zoned GO-M
- 32,161± SF
  - $> 30,161 \pm SF$
  - > 2,000± SF duplex
- 7.01± Acres
- For Sale: \$ \$3,900,000



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