

1918-S. Greensboro National Bank | 524 S Elm St

4,568 SF | 100% Leased | Office Building | Greensboro, NC 27406 | \$999,950 (\$218.90/SF) | 6.74% Cap Rate

Lofts / North Carolina / Greensboro / 524 S Elm St, Greensboro, NC 27406



Investment Highlights

- Historical Architectural Detail: The building maintains elegant 1900s features from the original day as a bank
- Prime Walkable Location: Situated in the trendy Elm Street Historic District with restaurants, shop, museums, & nearby theaters
- Dedicated Parking: Unlike many downtown space, this building offers 5 dedicated parking spaces

Executive Summary

Positioned in the heart of Downtown Greensboro's vibrant South Elm District, the historic First National Bank presents an exceptional legacy-grade investment opportunity. Built in 1907, this 4658 +/- square foot architectural gem with vintage character-featuring plaster ceilings, original bank vaults, and period skylights-with modern urban utility. Surrounded by award-winning

dining; the Woolworth Museum; nearby the Community Theater of Greensboro, Carolina Theater & the Steven Tanger Center of Performing Arts. This prime commercial building is at the epi-center of mixed-use developments giving the owner/investor a rare opportunity to secure a cornerstone in a high-demand, high-appreciation pedestrian district.

Attachments

524 S. Elm Street Flyer, Greensboro NC [↓](#)

Financial Summary (Pro Forma - 2025)

	Annual	Annual Per SF
Gross Rental Income	\$70,000	\$15.38
Other Income	\$9,742	\$2.14
Vacancy Loss	-	-
Effective Gross Income	\$79,742	\$17.53
Taxes	-	-
Operating Expenses	\$12,388	\$2.72
Total Expenses	\$12,388	\$2.72
Net Operating Income	-	-

Property Facts

Sale Type	Investment or Owner User	Property Type	Office
Property Subtype	Loft/Creative Space	Building Size	4,568 SF
Building Class	B	Year Built	1907
Price	\$999,950	Price Per SF	\$218.90
Cap Rate	6.74%	NOI	\$67,354
Percent Leased	100%	Tenancy	Multiple
Building Height	2 Stories	Typical Floor Size	2,284 SF
Building FAR	1.31	Lot Size	0.08 AC
Opportunity Zone	Yes		
Zoning	CBD - Commercial Business District		
Parking	5 Spaces (1.09 Spaces per 1,000 SF Leased)		

Amenities

- 24 Hour Access
- Signage
- Storage Space
- Air Conditioning
- Security System

Links

[LinkedIn](#)

Aerial Map



Fairly walkable 50/100	Exceptionally drivable 90/100	Good public transit 70/100	Fairly bikeable 40/100
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Source: Local Logic®

Transportation

Buses

S Elm & E Lewis	0 min drive	0.0 mi
Arlington & Gate City Blvd	0 min drive	0.2 mi
Spring Garden & Smothers Pl (Eb)	0 min drive	0.2 mi
Arlington & Lewis (Ob)	0 min drive	0.2 mi
Spring Garden & Smothers Pl (Wb)	0 min drive	0.2 mi

Commuter Rail

Greensboro	7 min walk	0.4 mi
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Airport

Piedmont Triad International	22 min drive	11.6 mi
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Property Taxes

Parcel Number	0000532	Improvements Assessment	\$305,500
Land Assessment	\$126,000	Total Assessment	\$431,500

Listing ID: 40901344 Date on Market: 6/12/2026 Last Updated: 8/14/2026 Address: 524 S Elm St, Greensboro, NC 27406

The **Southside Office Property** at 524 S Elm St, **Greensboro, NC 27406** is currently available. Contact Cadence Realty for more information.

OFFICE PROPERTIES IN NEARBY NEIGHBORHOODS

[Downtown Greensboro Lofts](#)

[Southside Lofts](#)

NEW NEARBY OFFICE LISTINGS

[1365 Westgate Center Dr, Winston-Salem NC](#)
[257 W Kings Hwy, Eden NC](#)

[1365 Westgate Center Dr, Winston-Salem NC](#)
[1365 Westgate Center Dr, Winston-Salem NC](#)

NEARBY LISTINGS

[1934 E Market St, Greensboro NC](#)
[1938 E Market St, Greensboro NC](#)
[1501 Upland Dr, Greensboro NC](#)
[502-504 E Cornwallis Dr, Greensboro NC](#)

[239 N Edgeworth St, Greensboro NC](#)
[316 S Eugene St, Greensboro NC](#)
[212 S Elm St, Greensboro NC](#)
[330 S Greene St, Greensboro NC](#)

[1511 Westover Ter, Greensboro NC](#)
[1111 Willowbrook Dr, Greensboro NC](#)
[2006 N Church St, Greensboro NC](#)



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