



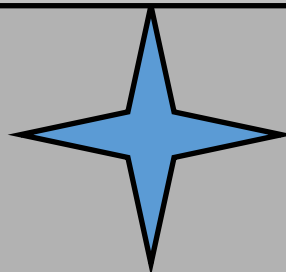
**451 N Winstead Ave , Rocky Mount NC, 27804**

Asking price: \$900,000

Listing Details		Highlights	
Sale Type	Investment/OU	.Located less than 5 mins from highway 64	.Furniture package included
Property Type	Office/Institutional	.Has an average traffic volume of 19,500 per day	.High Visibility
Acres	1.66	.Located 2 mins from Nash General Hospital	.Offers freestanding signage
GLA	11315 square feet	.Located less than 5 mins away from national retail	.Includes plenty of parking
Zoning	O-1	.Received new HVACs in 2022	.Well maintained building



Phillip Rabil  
[Phillip@chambliss-rabil.com](mailto:Phillip@chambliss-rabil.com)  
 Mobile: (252) 382-8117  
 Office: (252) 443-5115  
 Fax: (252) 442-9487





Winstead Ave



19,500 VPD

Winstead Ave

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Winstead Ave

19,500 VPD

451 N Winstead  
Ave

**Acres = 1.66**



**(Furniture package included)**

**Located in Rocky Mount NC, this office building is ready to be bought. The building contains 2 main floors with multiple offices, conference rooms, break rooms, storage closets, private bathrooms, and 1 basement area with a shower plus storage. Recently, 10 new HVAC were installed and some of the individual offices received vinyl flooring. The building also has an alarm system and a diesel generator. When it comes to the location of the property, it is less than 5 mins away from the local hospital, highway 64 and 95, plus national retail such as Bojangles, Outback Steakhouse, and hotels. Don't miss this amazing opportunity to purchase an office building with furniture included that is in great condition and only a 5 min drive from many other locations.**



**Ground Level: (5,380sf) — Large reception room, 14 offices, (1 exec. office with private toilet), 3 conference rooms, mail room, break room, 3 storage closets, and 2 ceramic-tile bathrooms.**

**Top Level: (5,380sf) — 6 offices, large I.T. room with air, 1,300sf filing room, kitchen and break room, mechanical room, 3 storage closets, 2 ceramic and tile bathrooms.**

**Lower Level: (555sf) - Exercise room, full bath with shower, electrical room, 2 storage areas, and patio area.**

