

# Baldwin



PROPERTIES



1500 S. Hawthorne Road Winston Salem, NC 27103



# Baldwin PROPERTIES

*Serving The Triad Since 1928*

**COMMERCIAL INVESTMENT OPPORTUNITY**

**\$695,000**



**COMMERCIAL PROPERTY FOR SALE**  
**"25TH & LIBERTY BUILDINGS"**

**3 UNIT PORTFOLIO**  
844 E Twenty-Fifth Street  
Winston-Salem, NC 27105

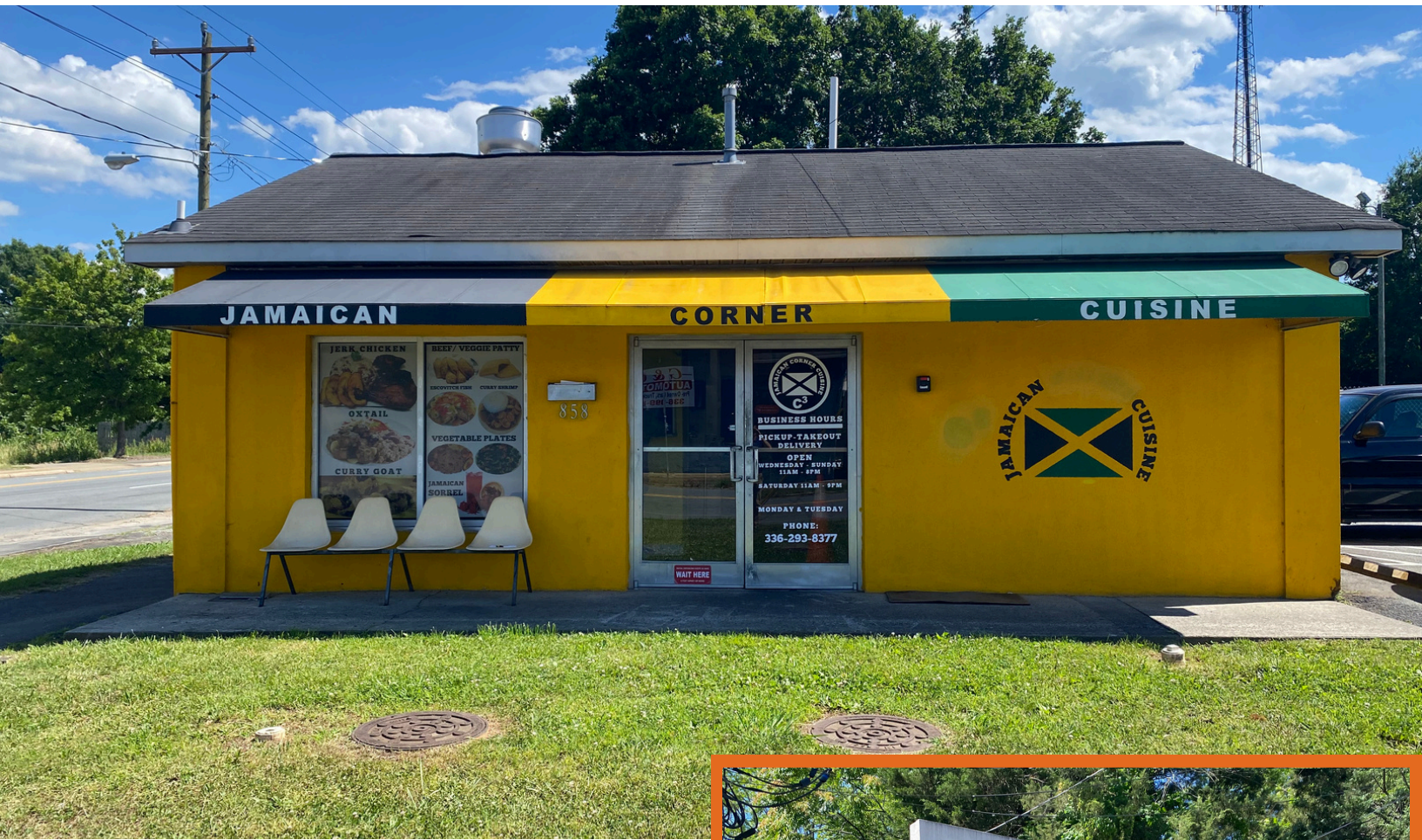


**Mike Gatton**  
Commercial Broker  
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**NC**  
REALTORS®



**Baldwin**  
PROPERTIES



## LISTING DETAILS

- 3 Total Units with Active Leases
- Long Branch Trail Greenway Extension Coming Nearby
- Minutes from Downtown Winston-Salem
- Assemblage Opportunity
- 7% CAP Rate



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**NC**  
REALTORS

**R**  
REALTOR

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This 3-unit commercial property is an exciting investment opportunity! Leases are Landlord friendly, with two extending into 2027 and one into 2029. Tenants comprise of a restaurant, church, and hair salon. This location is conveniently located by U.S. 52 and just minutes from Downtown Winston-Salem.

The Long Branch Greenway Trail extension from the Innovation Quarter has been funded. The project will bring bike and pedestrian traffic near the property and is a targeted redevelopment effort on behalf of the city and state. This allows buyers to be on the front-end of the redevelopment efforts with the potential to assemble surrounding properties.



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# ABOUT BALDWIN PROPERTIES



Baldwin Properties is a full service commercial and investment real estate sales, leasing, and property management agency headquartered in Winston-Salem, North Carolina. Our forward-thinking mindset is a key part of our growth and success over the past 95 years. At Baldwin Properties, we help our clients maximize their investments and reach their portfolio goals. We do this by delivering on our core values— community, leadership, generosity, excellence, and growth.



## MIKE GATTON

Broker

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- Triad Business Journal 40 Under 40
  - WSRAR RCA Board Assistant Secretary & Treasurer
  - Leadership High Point, '22
  - Masters in Biblical Studies – Reformed Theological Seminary, '20
  - Business Management / Sport Management (Baseball) – Guilford College, '13

Mike focuses on commercial real estate operations for Baldwin Properties. His emphasis has been on large land tracts, commercial leasing, and commercial property management. In 2023, Mike listed, put under contract, or closed on over 350 acres of land. He helps manage the Union Cross Business Park Association (top-10 largest business park in the Triad) – working with members such as Pepsi, Liberty Hardware, and EWi, and more. Additionally, he helped fully lease and manage the Pyramids Village Shoppes in Greensboro, NC.

Mike's professional associations and community involvement includes serving on the Board for the Winston-Salem Realtors Commercial Alliance chapter; membership within the National Association for Industrial and Office Parks (NAIOP) NC Piedmont-Triad chapter; teaching Sunday School, and coaching youth soccer.

Mike is a graduate of Leadership High Point and has been recognized for the Triad Business Journal's 40 Under 40 Award. He holds a Business Management and Sport Management degree from Guilford College and a Masters in Biblical Studies from Reformed Theological Seminary, Charlotte.

Mike and his wife, Madison, have 4 fun and energetic children. He loves being a family man, mentoring young adults, coaching youth sports, and working in a round of golf when he can.

# HOW WE MARKET PROPERTIES

In addition to utilizing traditional marketing assets like flyers, social media graphics and ads, we have a vast network built over 95+ years of serving clients across the state. We are also members of numerous industry associations and listing platforms. We have a wide range of tools at our disposal, including:

A screenshot of a real estate listing page for 'Sunshine Village Development Site'. The page features a header with the Baldwin PROPERTIES logo, the property name 'Sunshine Village Development Site | 349 Units | 4870 Robinhood Rd', and the Ten-X logo. Below the header, it states '44.3 Acres of Residential Land | Online Auction Sale | Winston-Salem, NC' and 'AUCTION ON SEPTEMBER 18 - 20, 2023'. The main content area includes a large aerial photograph of the development, a smaller inset image of a residential area, and a 'Commercial Listings' sidebar with a grid of property cards. A contact card for Kevin Williams, Vice President, is located at the bottom left of the main content area.

**Baldwin PROPERTIES** Sunshine Village Development Site | 349 Units | 4870 Robinhood Rd  
44.3 Acres of Residential Land | Online Auction Sale | Winston-Salem, NC

Residential Land & Home Lots / North Carolina / Winston-Salem / 4870 Robinhood Rd, Winston-Salem, NC 27106

AUCTION ON SEPTEMBER 18 - 20, 2023

28 days 00 hrs 52 min 34 sec Auction Starts | \$1,500,000 Starting Bid | 67,887 Total Views | View Documents | Register to Bid

**DEVELOPMENT OPPORTUNITY** **LAND FOR SALE**

**MULTIFAMILY LAND DEVELOPMENT FOR SALE**  
**"SUNSHINE VALLEY COMMUNITY"**

**44.3 Acres**  
4870 Robinhood Rd  
Winston-Salem, NC 27106

**Kevin Williams**  
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**Baldwin PROPERTIES**

**Commercial Listings**

Filters | Map

13 Results | Sort

- Office**  
101 W 4th St  
3,202 SF  
\$15.00 Annual/SF  
4 spaces available
- Church**  
Waightown Baptist Ch...  
2.36 Acres  
\$550,000  
Church
- Office**  
6319 Cook Ave  
8,006 SF  
\$875,000  
General
- Land**  
3961 Northampton Dr
- Land**  
Vineyard Camp/Retreat



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