



**MILLER HATCHER**  
COMMERCIAL REAL ESTATE

1901 MARGARET ST. WINSTON-SALEM, NC 27103

SALE/LEASE



- Rare opportunity to own or lease this 8,180 Sq Ft freestanding flex building
- Location just off Stratford Road, near Hanes Mall, Novant Forsyth Medical Center and much more
- Adjacent undeveloped lot included
- Sales Price: \$575,000 Lease Rate: \$5.66 PSF NNN



**JACK STEELMAN**

Direct: 336.283.0642 | Mobile: 336.409.0849  
Email: [Jack@millerhatcher.com](mailto:Jack@millerhatcher.com)



**PHILIP PRICE**

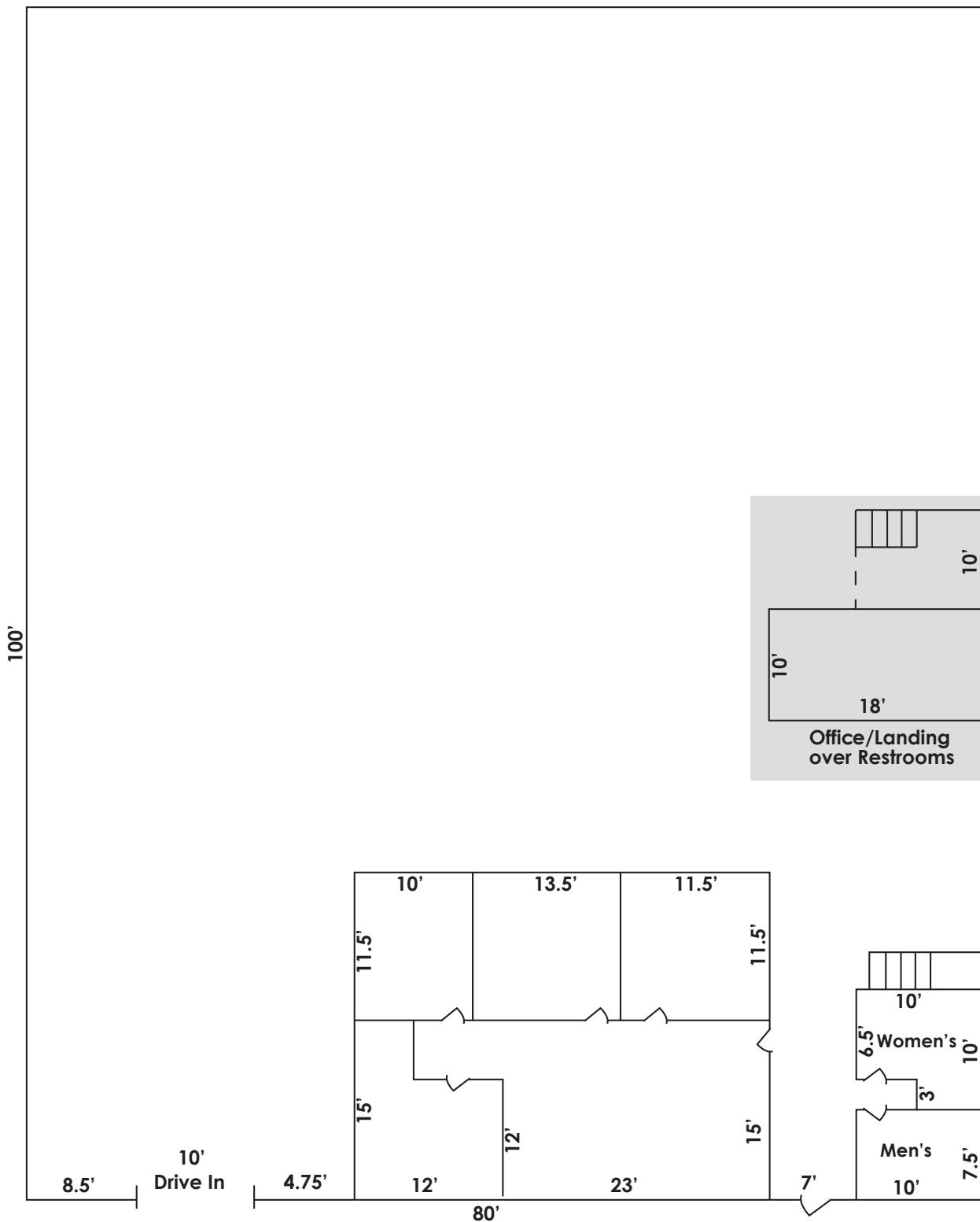
Direct: 336.283.0643 | Mobile: 336.558.7015  
Email: [Phil@millerhatcher.com](mailto:Phil@millerhatcher.com)



**MILLER HATCHER**  
COMMERCIAL REAL ESTATE

1901 MARGARET ST. WINSTON-SALEM, NC 27103

FLOORPLAN





**MILLER HATCHER**  
COMMERCIAL REAL ESTATE

1901 MARGARET ST. WINSTON-SALEM, NC 27103

LOCATION



View of Property from Silas Creek Pkwy at Novant/Forsyth Medical Center



1901 MARGARET ST. WINSTON-SALEM, NC 27103

DETAILS

LOCATION

Address	1903 Margaret Street				
City	Winston-Salem	Zip	27103	County	Forsyth

PROPERTY DETAILS

Property Type	Flex	Acres ±	0.89	Dimensions ±	Irregular
Available SqFt ±	8,180	Floors	1	Ceiling Height ±	16' x 18'
Office SqFt ±	1,750	Restrooms	2	Parking	20
Warehouse SqFt ±	6,430	Flooring	Carpet/Concrete	Drive-in's	1
Year Built	1980	Roof	Metal		
Renovated	2001	Bldg Exterior	Block		

UTILITIES

Electrical	Duke Energy	Sewer	City	Heat	Yes
Water	City	Air	Yes	Gas	Yes

TAX INFO

Tax PIN	6814-58-5526	Zoning	GB	Tax Map	612846
---------	--------------	--------	----	---------	--------

PRICING

Price	\$575,000	Rent/mo ±	\$3,858	Lease Type	NNN
		Lease Rt/SqFt ±	\$5.66	Tax Value	\$580,000

COMMENTS

Free standing building with incredible location between Stratford Road and Silas Creek Parkway at Forsyth Medical Center/Novant Health. 8,000 s.f. on ground floor: 1,570 s.f. office, 6,430 s.f. heated and air conditioned warehouse, plus 180 s.f. office on mezzanine level. Warehouse ceiling height 16-18 feet. 0.89 acres includes adjacent undeveloped lot. Property also For Lease.

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.

visit us online at  
[www.millerhatcher.com](http://www.millerhatcher.com)

 MillerHatcherRealEstate

 millerhatcherinc

 miller\_hatcher

 MillerHatcherCommercialRealEstate