



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

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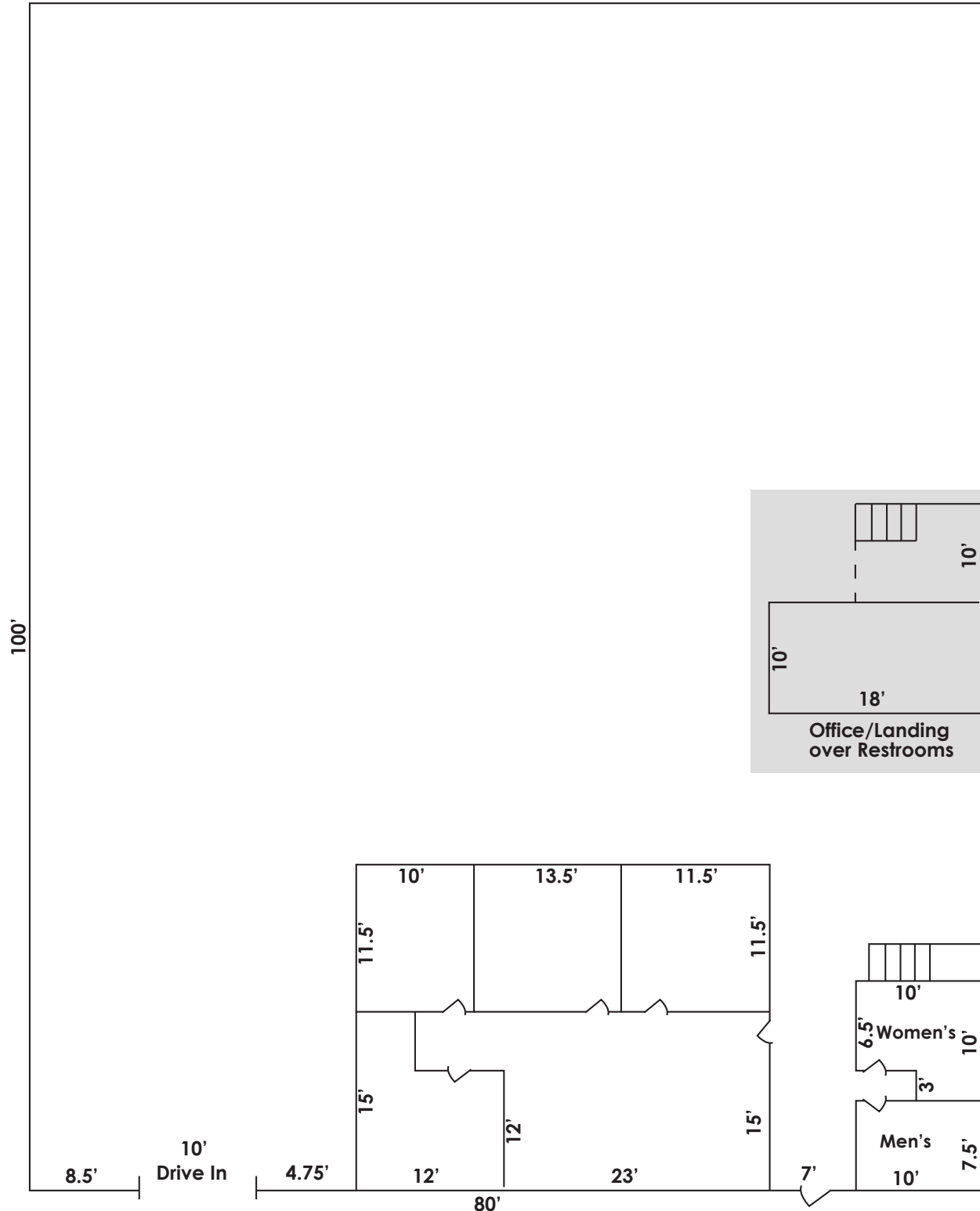
PHILIP PRICE

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FLOORPLAN



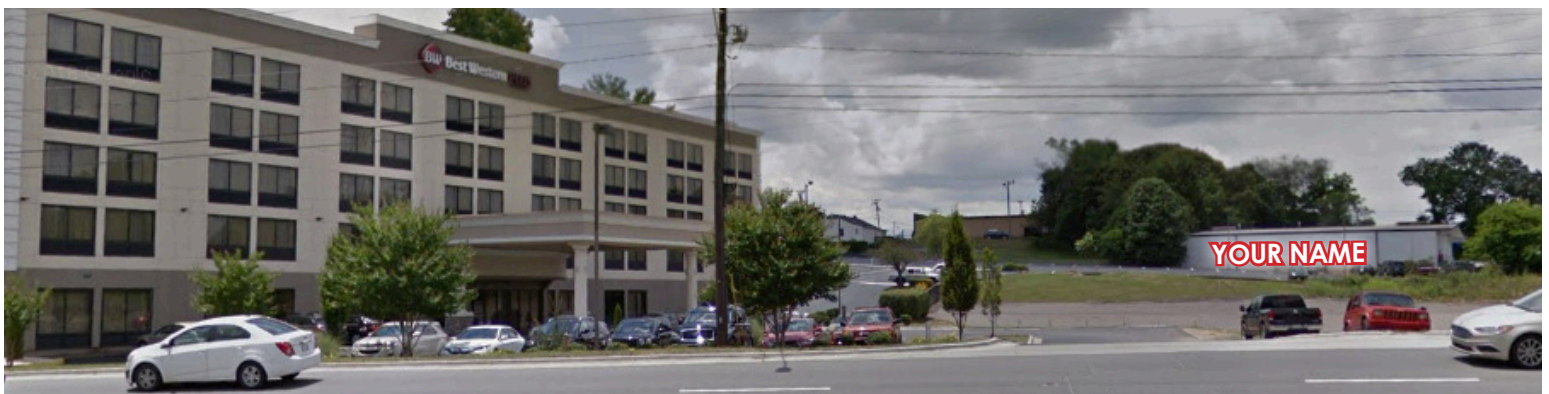


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LOCATION



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

2150 Country Club Rd. Suite 230 | Winston-Salem, NC 27104 | 336.761.1130 | millerhatcher.com



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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
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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.

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