



PROPERTY HIGHLIGHTS

- ✓ **Two buildings** totaling 7,514 square feet spread over 5 units situated on about 0.73 acres
- ✓ **Recently rezoned** to Pedestrian Business (PB)
- ✓ **Includes adjacent lot** totaling approximately 0.27 acres
- ✓ **Walkable convenience:** Steps from Downtown short walk to popular restaurants & shops
- ✓ **Owner-user & investor appeal:** Ideal for an owner-occupier wanting income to offset costs or as a multi tenant income producing asset

FOR SALE: \$750,000

Jared Rogers
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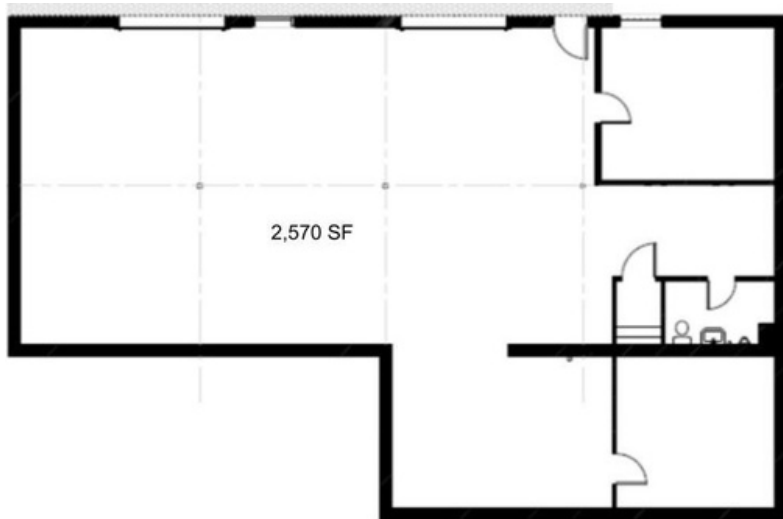
1080 West Fourth Street, Winston-Salem, NC
Jared@ChristopherCommercialNC.com



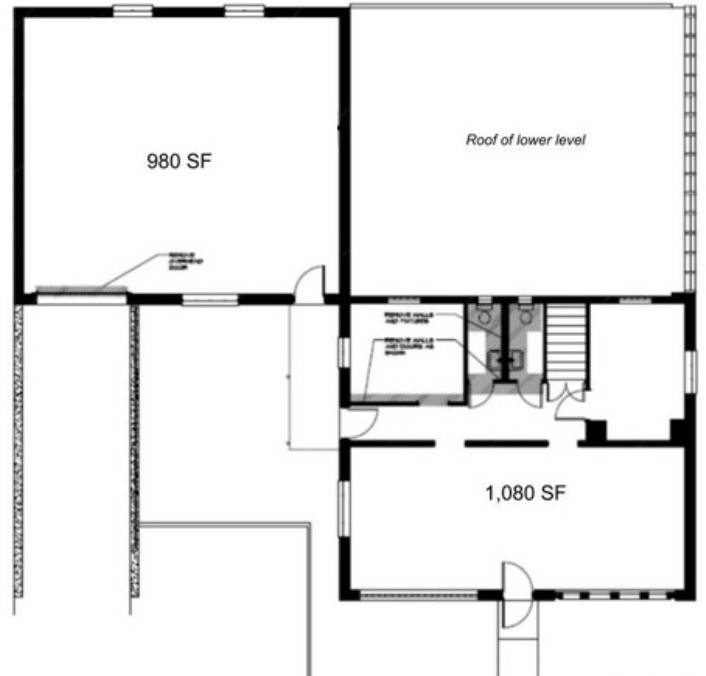
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FLOOR PLANS

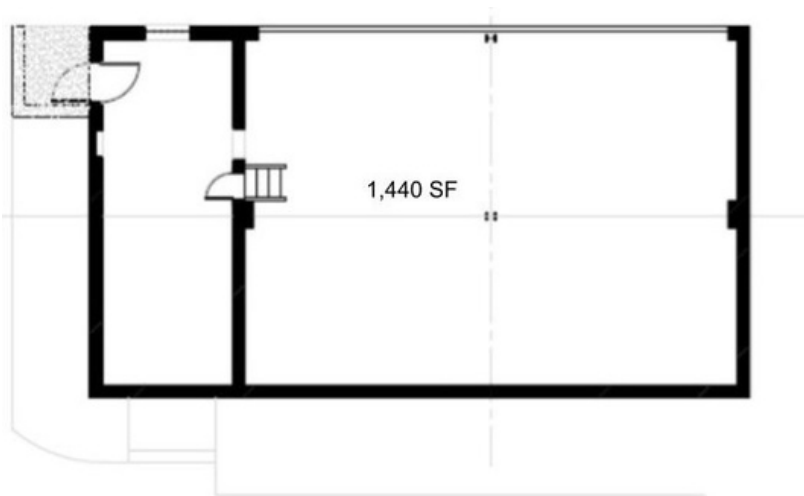
414 Brookstown Lower Level



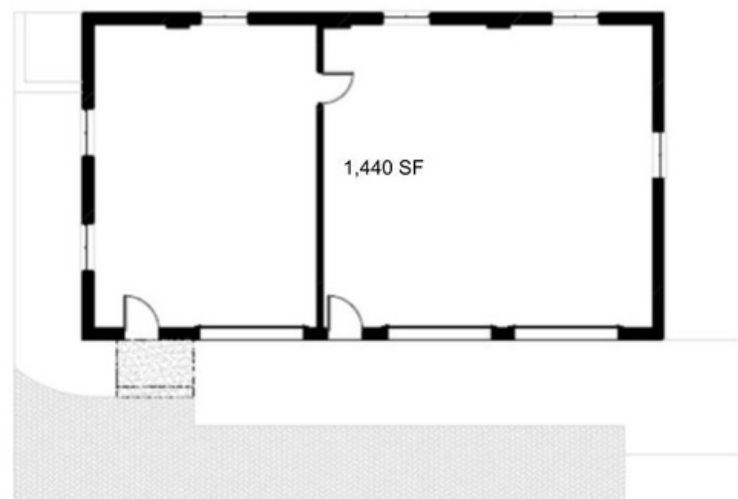
414 Brookstown Upper Level



414 Branch Lower Level



414 Branch Upper Level



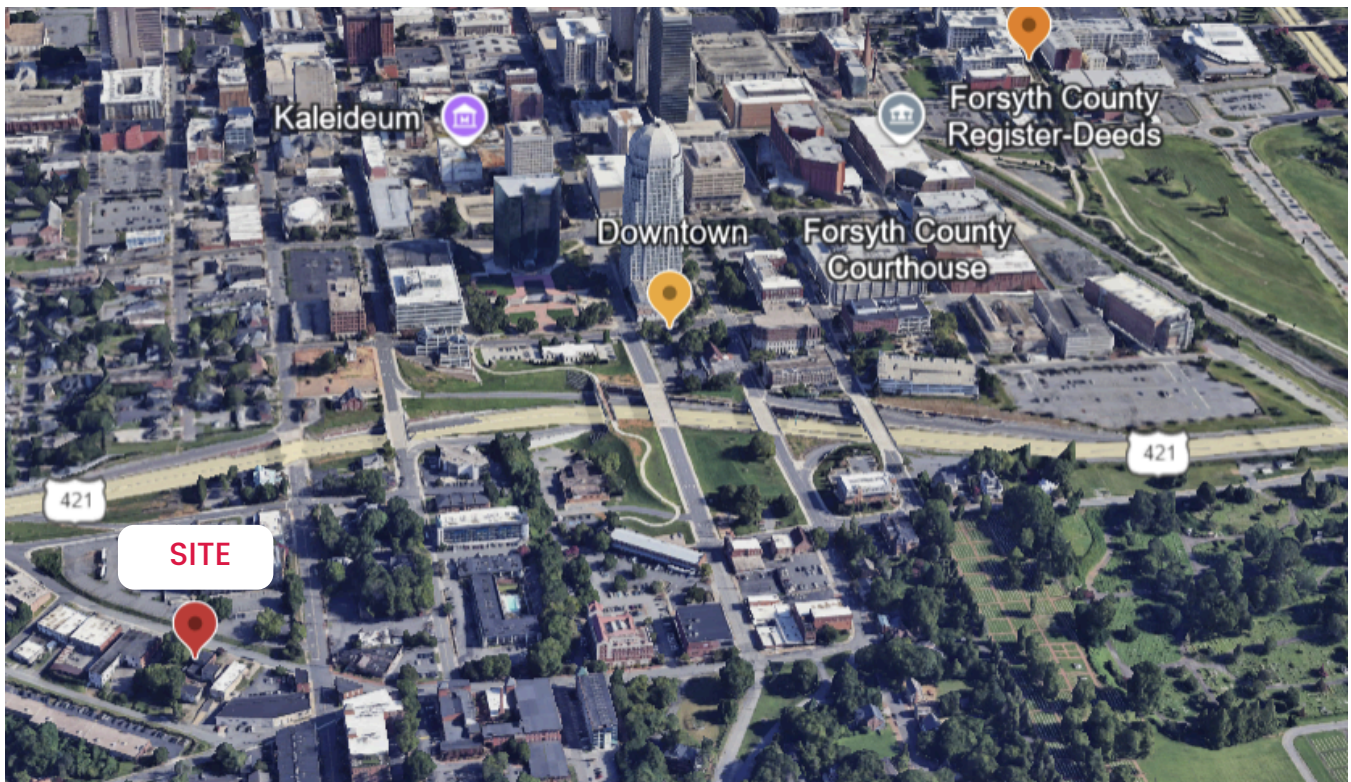
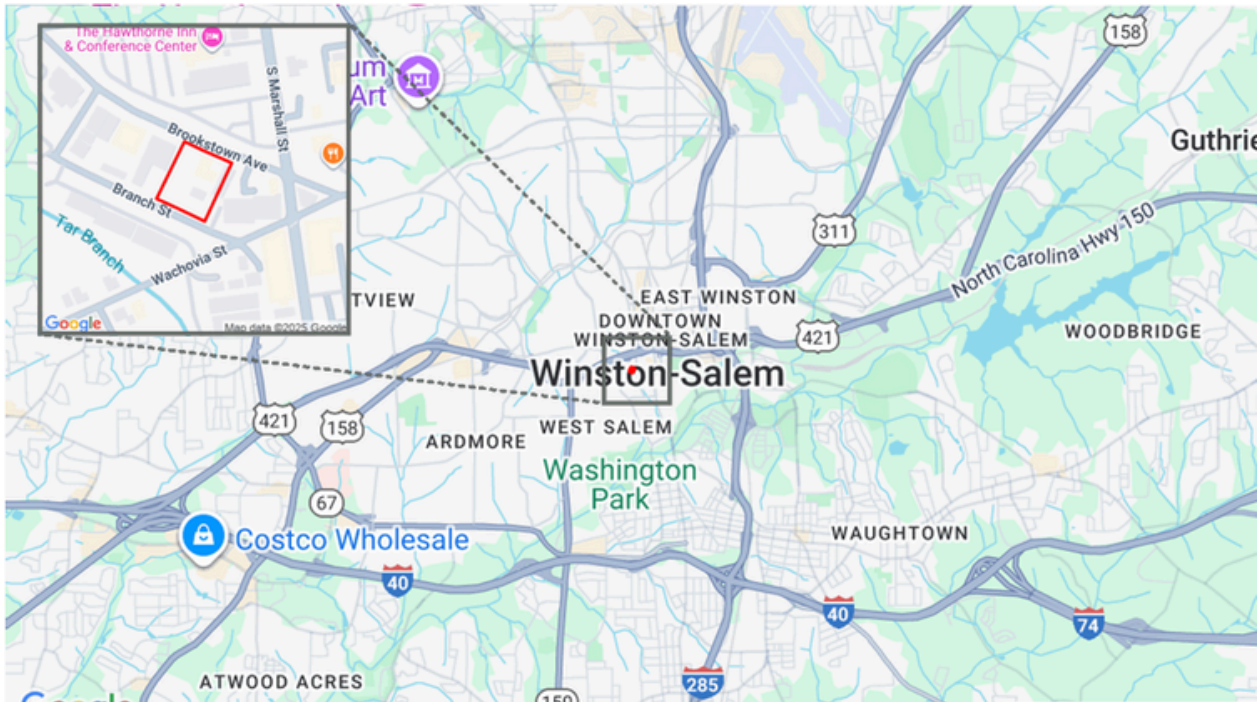
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MAPS & AERIALS



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