



KEY FEATURES

- ±7,910 SF
(6,405 - Main Level)
(1,505 - Basement)
- ±0.7 Acre Site
- 32 Surface Parking Spaces
- Potential for multi-tenant building
- Great layout with individual offices, large conference room and break room
- Asking \$1,200,000

OFFICE BUILDING

FOR SALE | \$1,200,000

CHARLOIS BLVD - OFFICE PROPERTY

160 Charlois Blvd.
Winston Salem, NC 27103

160 Charlois Blvd. is a ±7,910 SF office building situated on ±.7 acres in Stratford Executive Park. This is a prime Winston-Salem location, with excellent access to I-40, Salem Parkway, Silas Creek Parkway, Forsyth Medical Center, Hanes Mall and Hanes Mall Blvd., as well as multiple nearby neighborhoods. The space is ideal for a general office or medical user and could be split into a multi-tenant facility.

LEARN MORE ABOUT THIS PROPERTY

STEVE VALLOS

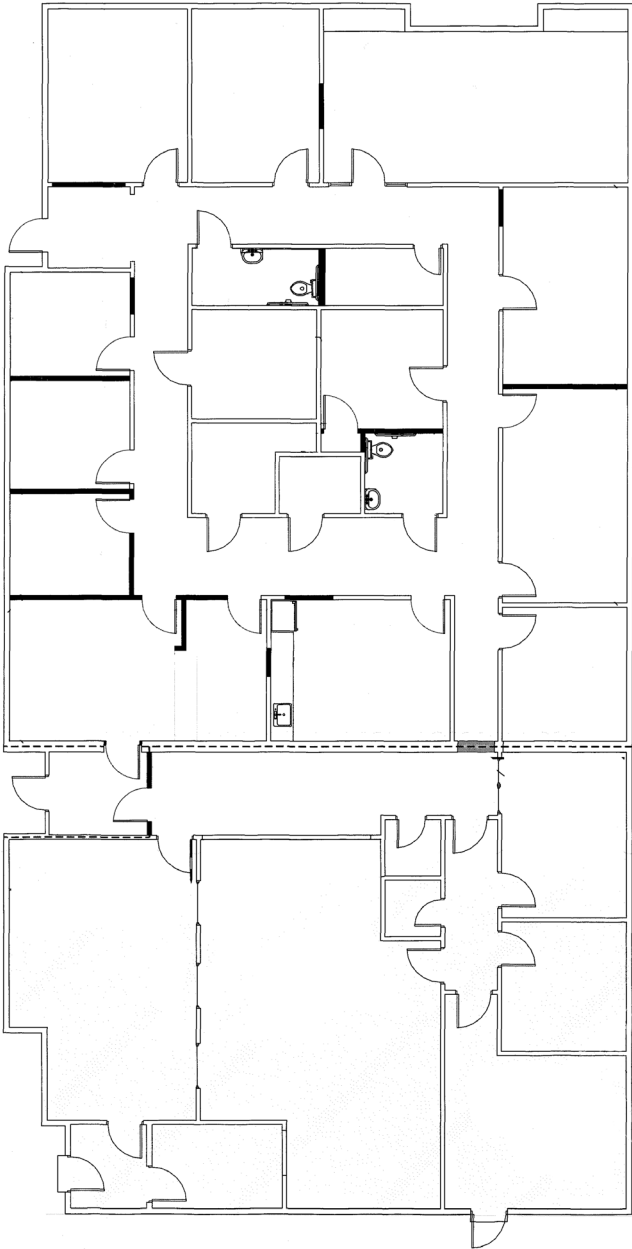
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JEFF ANDREWS, SIOR

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New Break Room



Office



Interior Hall



CHARLOIS BLVD. OFFICE PROPERTY

LOCATION

Address	160 Charlois Blvd.	City / Zip	Winston-Salem / 27013	County	Forsyth
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PROPERTY DETAILS

Property Type	Office Building	Acres ±	.07	Total SF ±	7,910
Restrooms	4	Floors	2	SF Per Floor: Main ±	6,405
SF Per Floor: Bsmt. ±	1,505	Parking ±	32 Surface Spots	Year Built	1982
Bldg Exterior	Brick				

UTILITIES

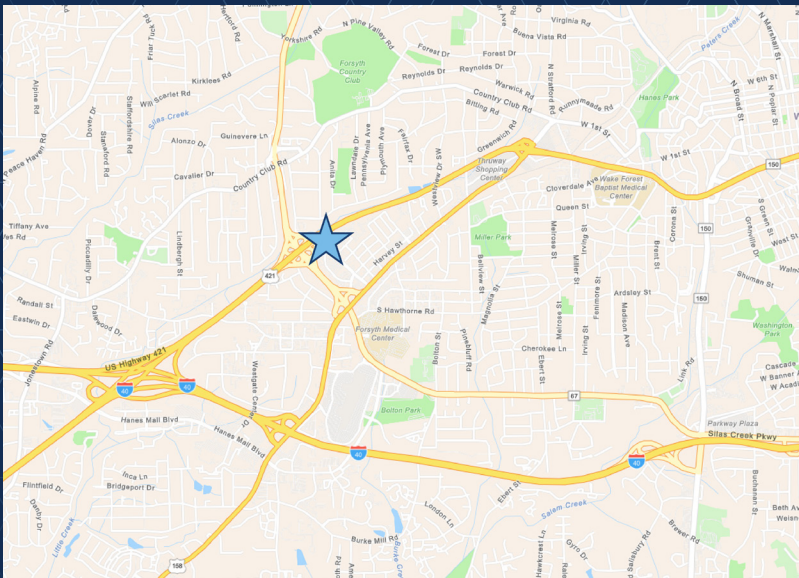
Electrical	Duke Energy	Sewer	City of W-S	Water	City of W-S
Air	HVAC	Gas	Piedmont Natural Gas		

TAX INFORMATION

Zoning	GO	
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PRICING & TERMS

Price	\$1,200,000
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LOCATION FEATURES

- Located in popular Stratford Executive Park
- Convenient to I-40, Salem Parkway, Silas Creek Parkway, Forsyth Medical Center, Hanes Mall, Hanes Mall Blvd., and surrounding neighborhoods