

Linville | Team Partners

COMMERCIAL REAL ESTATE



# 4375 Silas Creek Parkway

Office Investment **For Sale**

Presented By:

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# 4375 SILAS CREEK PARKWAY

OFFICE INVESTMENT **FOR SALE**

**4375 SILAS CREEK PARKWAY**  
WINSTON-SALEM, NC 27104

## PROPERTY DESCRIPTION

NNN office investment leased to AmeriLife Insurance Group with 3+ years of term remaining (expires Oct 2029) and 3% annual increases. AmeriLife has maintained tenancy in the building for 20+ years and is willing to add 2 more years to current term if attractive to next investor. Located in the heart of Winston-Salem, the property features strong visibility, convenient access, ample parking, and recent tenant upfits that reinforce long-term commitment.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$435,000
<b>Building Size:</b>	±2,056 SF
<b>NOI:</b>	\$34,442.00
<b>Cap Rate:</b>	7.9%
<b>Lease Structure</b>	NNN
<b>Annual Increases</b>	3%

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## PROPERTY HIGHLIGHTS

- 2,056 SF office building
- Built in 1976
- Zoned LO-S – Commercial Office
- Prime location in Winston-Salem, NC
- Excellent visibility and accessibility
- Ideal for potential office tenants

## ABOUT AMERILIFE

AmeriLife Insurance Group is a leading national provider of life and health insurance, annuities, and retirement planning solutions, headquartered in Clearwater, Florida. With over 50 years of operating history, AmeriLife Insurance Group has built a large nationwide distribution platform serving pre-retirees and retirees through a network of agents and affiliated agencies. The company's scale, longevity, and focus on recurring insurance products position it as a stable and established tenant.re...

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## LOCATION INFORMATION

Street Address	4375 Silas Creek Parkway
City, State, Zip	Winston-Salem, NC 27104

## PROPERTY INFORMATION

Property Type	Office
Zoning	LO-S – Commercial Office
Lot Size	0.39 Acres
Building Size	2,056 SF
Tenancy	Single
Number of Parking Spaces	16
Restrooms	2
Kitchen	1



**SALE PRICE:** \$435,000

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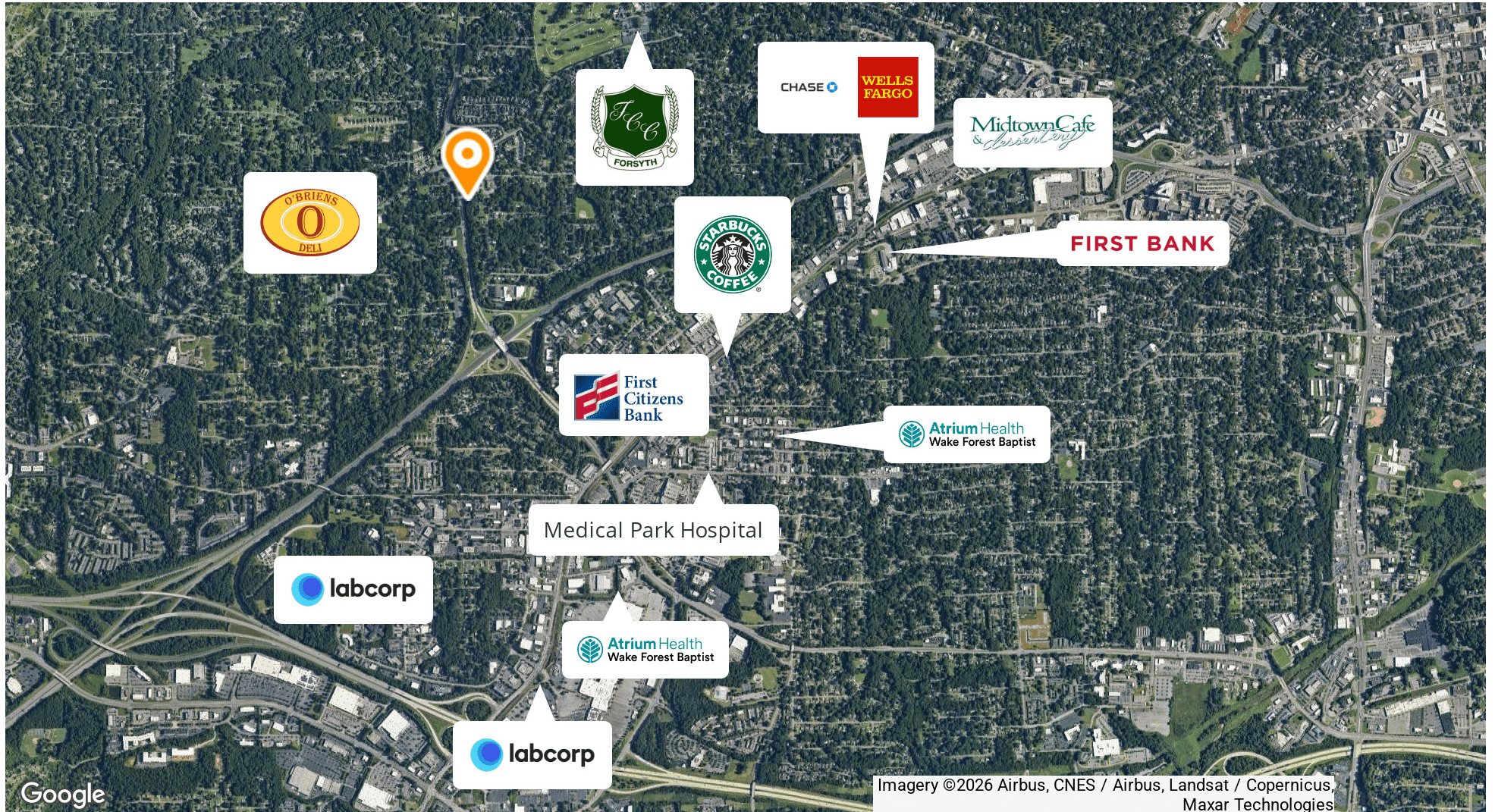
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