

1001 S. STATE STREET

OFFICE BUILDING **FOR SALE / LEASE**



1001 S STATE STREET
YADKINVILLE, NC 27055

PROPERTY DESCRIPTION

Rare stand-alone office opportunity in Yadkinville! The well-maintained site features a functional layout including a lobby/reception area, showroom space, workspace cutout, 8 private offices, full kitchen/breakroom, and additional basement storage. Strategically located right off the junction of US-421 and US-601, under 30 minutes from downtown Winston-Salem, and surrounded by major retailers such as CVS, Pizza Hut, Hardee's, and Dollar Tree. Amazing visibility and signage on State Street (8,500 VPD).

OFFERING SUMMARY

Sale Price: \$585,000

Lease Rate: \$16.50 SF/yr (NNN)

Building SF: ±3,559 SF (with additional basement storage)

Lot Size: 0.75 Acres

Dom Maggio

443.540.9293
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Linville | Team Partners
COMMERCIAL REAL ESTATE

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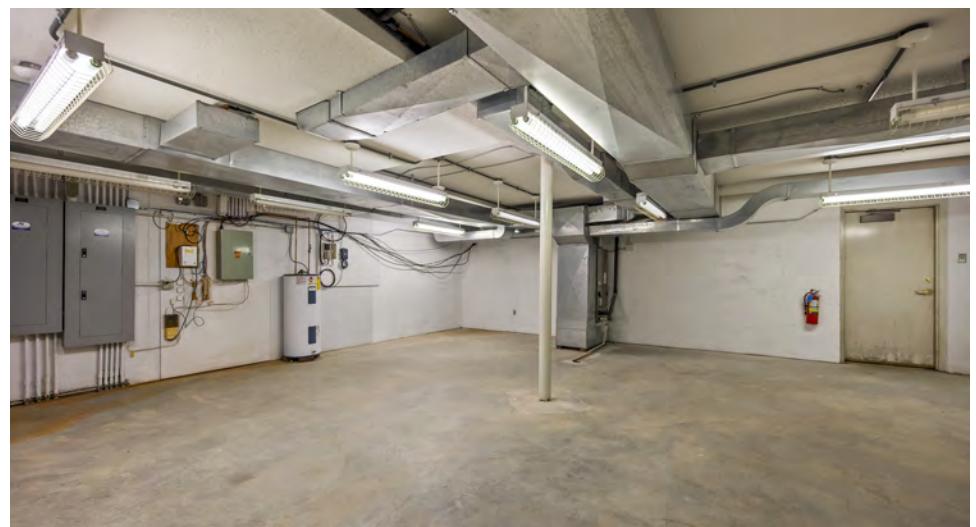
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LOCATION INFORMATION

Street Address	1001 S State Street
City, State, Zip	Yadkinville, NC 27055

PROPERTY INFORMATION

Property Type	Office
Zoning	TZ
Lot Size	0.75 Acre
Building Size	±3,559 SF (with additional basement storage)
Number of Floors	1
Year Built	1974
Parking	22 Surface Spaces

SALE PRICE: \$585,000
LEASE RATE: \$16.50 SF/YR
 (NNN)

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