



M E R I D I A N

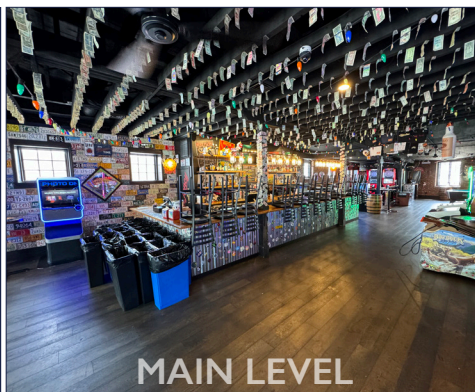
147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173 | MERIDIANREALTY.COM

Investment Property

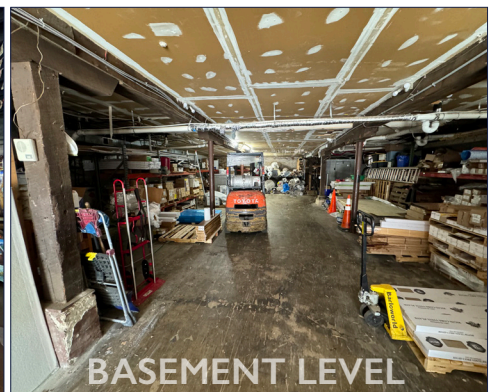
1131 Burke Street
Winston-Salem NC 27101



Click or Scan
for Virtual Tour



MAIN LEVEL



BASEMENT LEVEL

For more information:

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INVESTMENT SUMMARY



PRICE:
\$1,375,000



CAP RATE:
6%



ANNUAL RENT:
\$84,000

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1131 Burke Street | Winston-Salem, NC 27101

Birds Eye East



Birds Eye West



Investment Highlights

- Brand new 10-year NNN lease to Dive Bar
- Credit Tenant has multiple units and growing fast (nationally trademarked)
- Free standing building in vibrant West End area with on-street parking all around
- Zoned Pedestrian Business
- Property features roll up doors and patio fronting Burke St
- 7,000± SF on 2 levels
 - 3,500± SF main level bar
 - 3,500± SF Basement with roll-up door fronting First Street
- For Sale: \$1,375,000 (6% CAP, 2% increases)

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