



4889 Country Club Road - Winston-Salem, NC

Industrial Property **For Sale**

Presented By:

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4889 COUNTRY CLUB ROAD - WINSTON-SALEM, NC

INDUSTRIAL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Explore an outstanding investment opportunity with this $\pm 13,150$ SF industrial property at 4889 Country Club Road. Featuring 77 rental units in 5 different sizes, this fully built-out self-storage facility offers immediate income potential. With a solid foundation for long-term growth, this property provides a compelling opportunity to capitalize on the demand for self-storage in this prime location.

PROPERTY HIGHLIGHTS

- $\pm 13,150$ SF industrial property
- 77 rental units
- 5 different unit sizes
- Immediate income potential
- Prime location in Winston-Salem, NC

OFFERING SUMMARY

| | |
|----------------|-----------------|
| Sale Price: | \$895,000 |
| Lot Size: | 0.97 Acres |
| Building Size: | $\pm 13,150$ SF |
| NOI: | \$60,000.00 |
| Cap Rate: | 6.7% |

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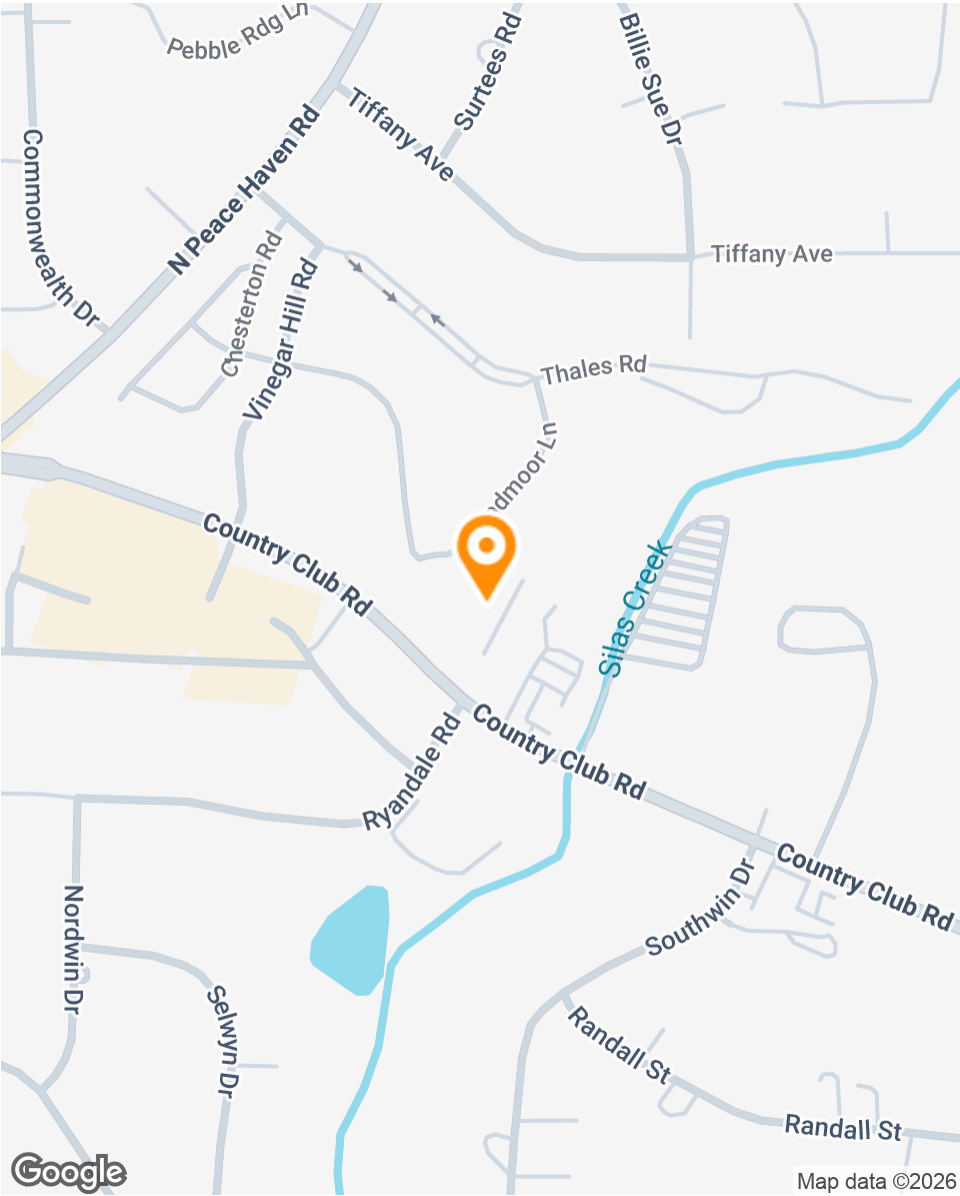
INDUSTRIAL PROPERTY FOR SALE

UNIT LEVEL ANALYSIS

| UNIT MIX | | NET RENTABLE SF (NRSF) | | | | |
|----------|------|------------------------|------------|--|-------------------|--------------|
| SIZE | NRSF | COUNT | TOTAL NRSF | CURRENT RATE (\$/MO) | POTENTIAL REVENUE | ANNUAL \$/SF |
| 5 x 10 | 50 | 29 | 1,450 | \$ 50.00 | \$1,450.00 | \$12.00 |
| 5 x 20 | 100 | 7 | 700 | \$75.00 | \$525.00 | \$9.00 |
| 10 x 15 | 150 | 5 | 750 | \$105.00 | \$525.00 | \$8.40 |
| 10 x 25 | 250 | 31 | 7,750 | \$140.00 | \$4,340.00 | \$6.72 |
| 10 x 50 | 500 | 5 | 2,500 | \$235.00 | \$1,175.00 | \$5.64 |
| | | 77 | 13,150 | \$8,015.00 Monthly Max Revenue \$96,180.00 Annual Max Revenue | | |

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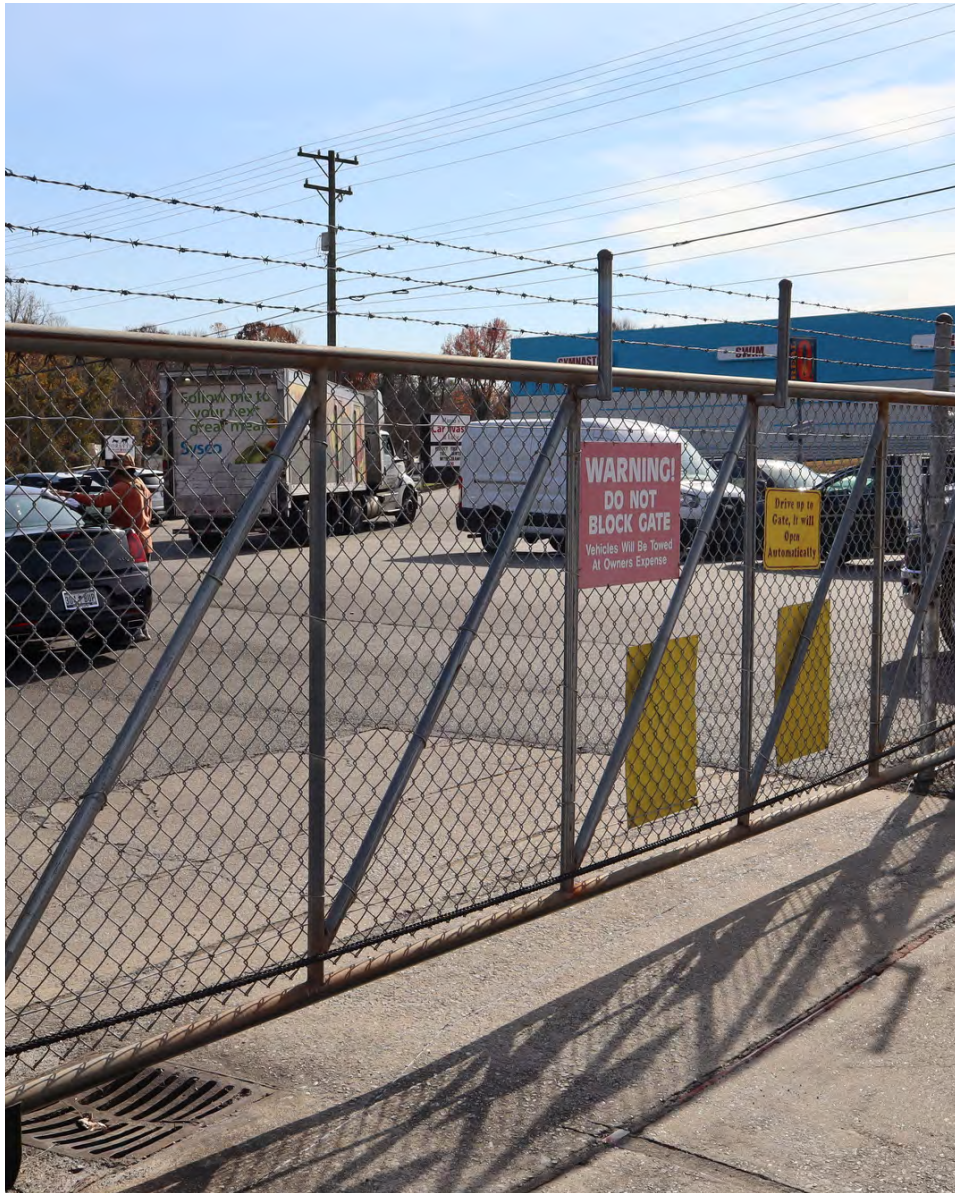


| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total population | 9,392 | 53,624 | 126,739 |
| Median age | 41 | 42 | 42 |
| Median age (Male) | 39 | 40 | 40 |
| Median age (Female) | 42 | 44 | 43 |
| Total households | 4,626 | 23,787 | 56,140 |
| Total persons per HH | 2 | 2.3 | 2.3 |
| Average HH income | \$96,826 | \$115,280 | \$110,023 |
| Average house value | \$295,706 | \$362,832 | \$358,460 |

| LOCATION SUMMARY | |
|--------------------|-----------|
| Asking Price | \$895,000 |
| Land Area | 0.97 |
| Number of Units | 77 |
| Building Area | ±13,150 |
| Price/NRSF | \$74.90 |
| Unit Occupancy | 90% |
| Average Annual NOI | \$60,000 |

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PROPERTY INFORMATION

| | |
|--------------------------------|-----------------------------|
| Property Type | Self Storage |
| Zoning | HB |
| CBSA | Winston-Salem |
| County | Forsyth |
| Parcel ID | 6805-31-3901 |
| Building Size | ±13,150 SF |
| Number of Buildings | 2 |
| Number of Units | 77 |
| Year Built | 1989 |
| Exterior Walls, Framing & Roof | Metal |
| Foundation | Concrete |
| Drive Aisles | Paved |
| Security | Perimeter Fencing & Cameras |
| Entry | Gated w/ Keypad Access |
| Expansion Room | None |
| Leasing Office | None |


SALE PRICE: \$895,000

WINSTON-SALEM, NC

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Linville | Team Partners
COMMERCIAL REAL ESTATE



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