



961 Burke Street

Flex/Office/Retail Property **For Sale**

Presented By:

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961 BURKE STREET

FLEX/OFFICE/RETAIL **FOR SALE**

PROPERTY DESCRIPTION

Introducing 961 Burke Street, a versatile turnkey offering for single or multi-tenant office or flex use. Renovated in 2015, the ±26,368 SF building provides a blend of modernly appointed private office, open work space, and lower-level storage/service access. The flexible layout can accommodate up to 4 independent businesses with multiple points of entry. Ample fenced parking provides secure overnight parking for commercial vehicles.

PROPERTY HIGHLIGHTS

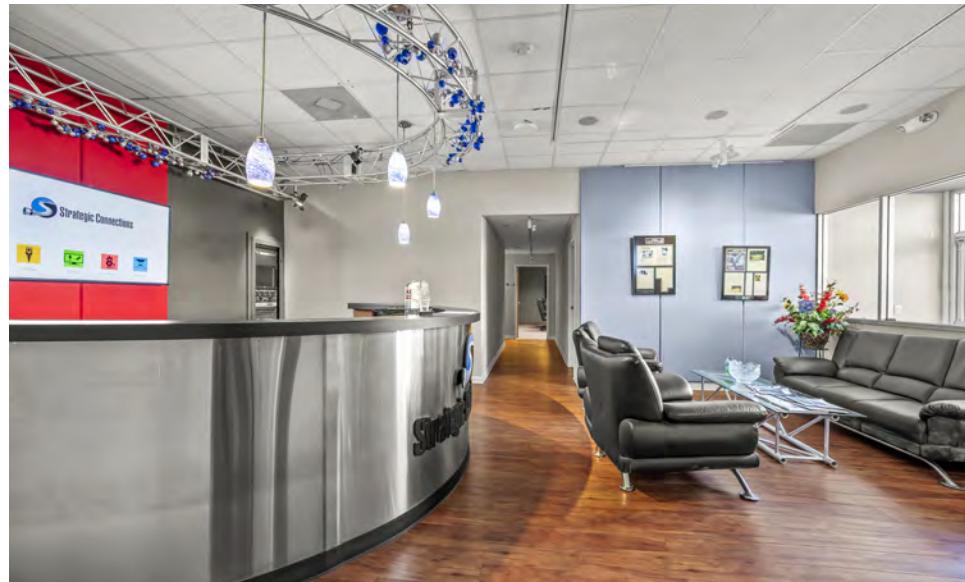
- ±26,368 SF office/flex building
- Renovated 2015, including roof
- Ample secure parking with electric gate
- Thriving submarket, surrounded by retail and residential
- Tenant in place until November 2026
- Potential retail redevelopment

OFFERING SUMMARY

Sale Price:	\$3,950,000
Lot Size:	±0.74 Acres
Building Size:	±26,368 SF

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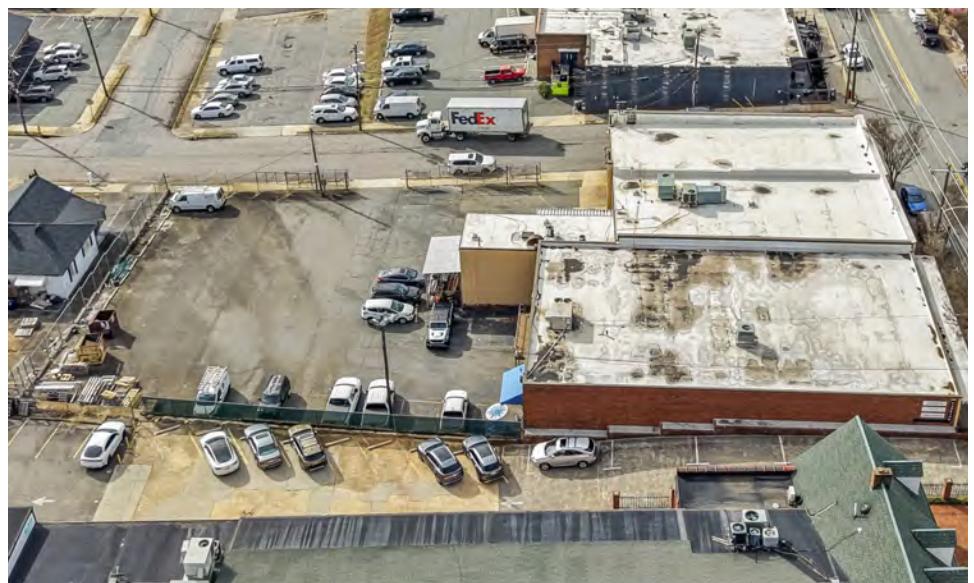
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First-Level Floor Plan

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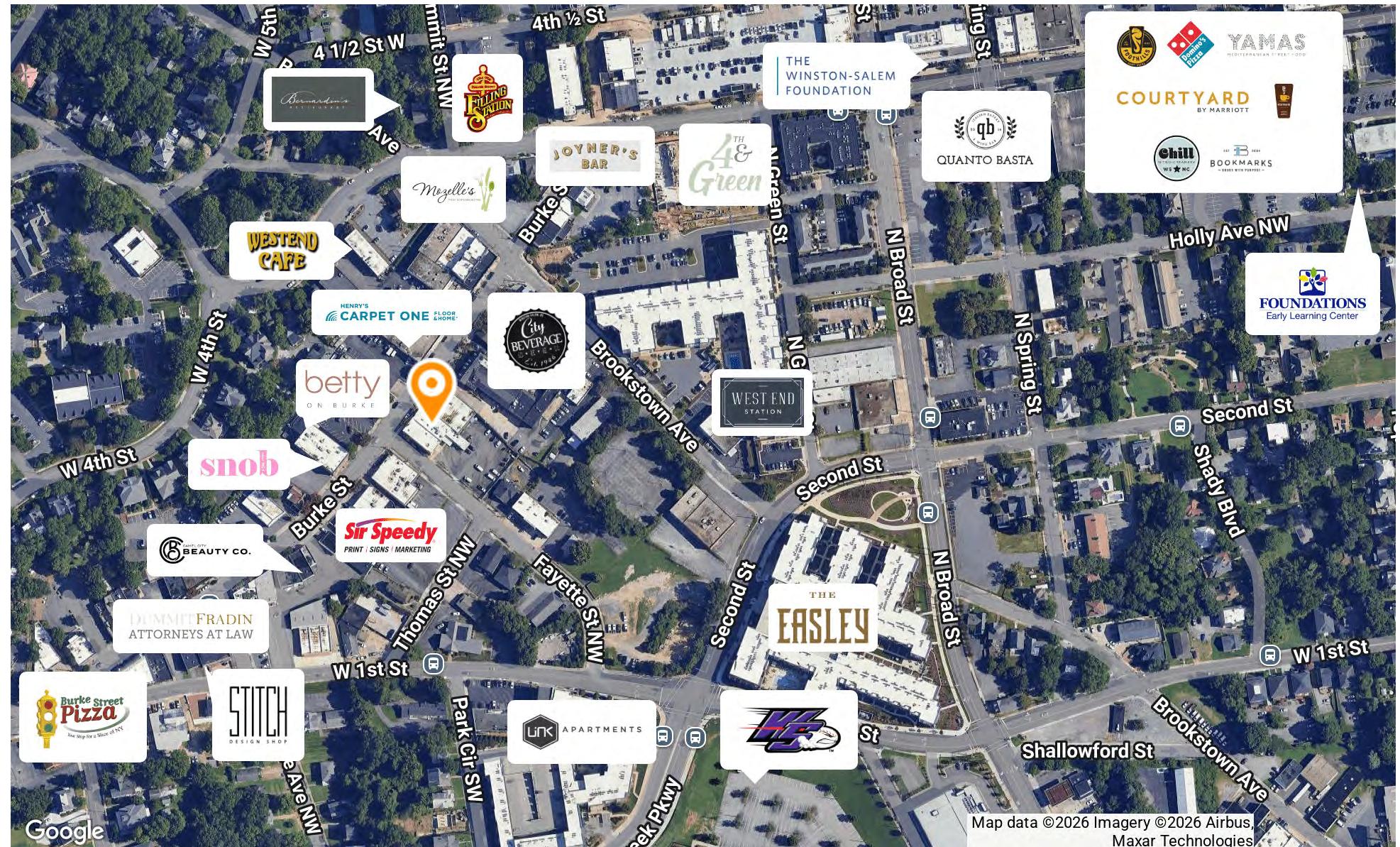
OFFICE BUILDING FOR SALE



Lower-Level Floor Plan with Parking

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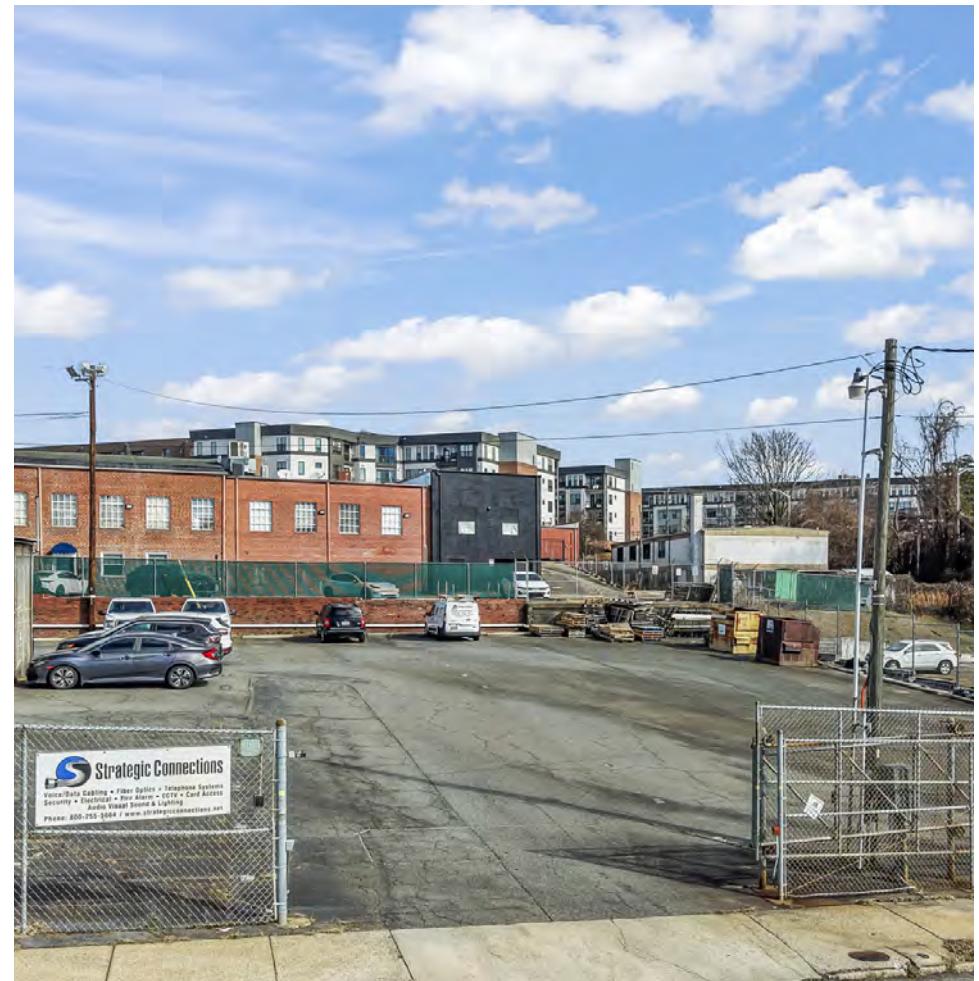
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LOCATION INFORMATION

Street Address	961 Burke Street
City, State, Zip	Winston-Salem, NC 27101

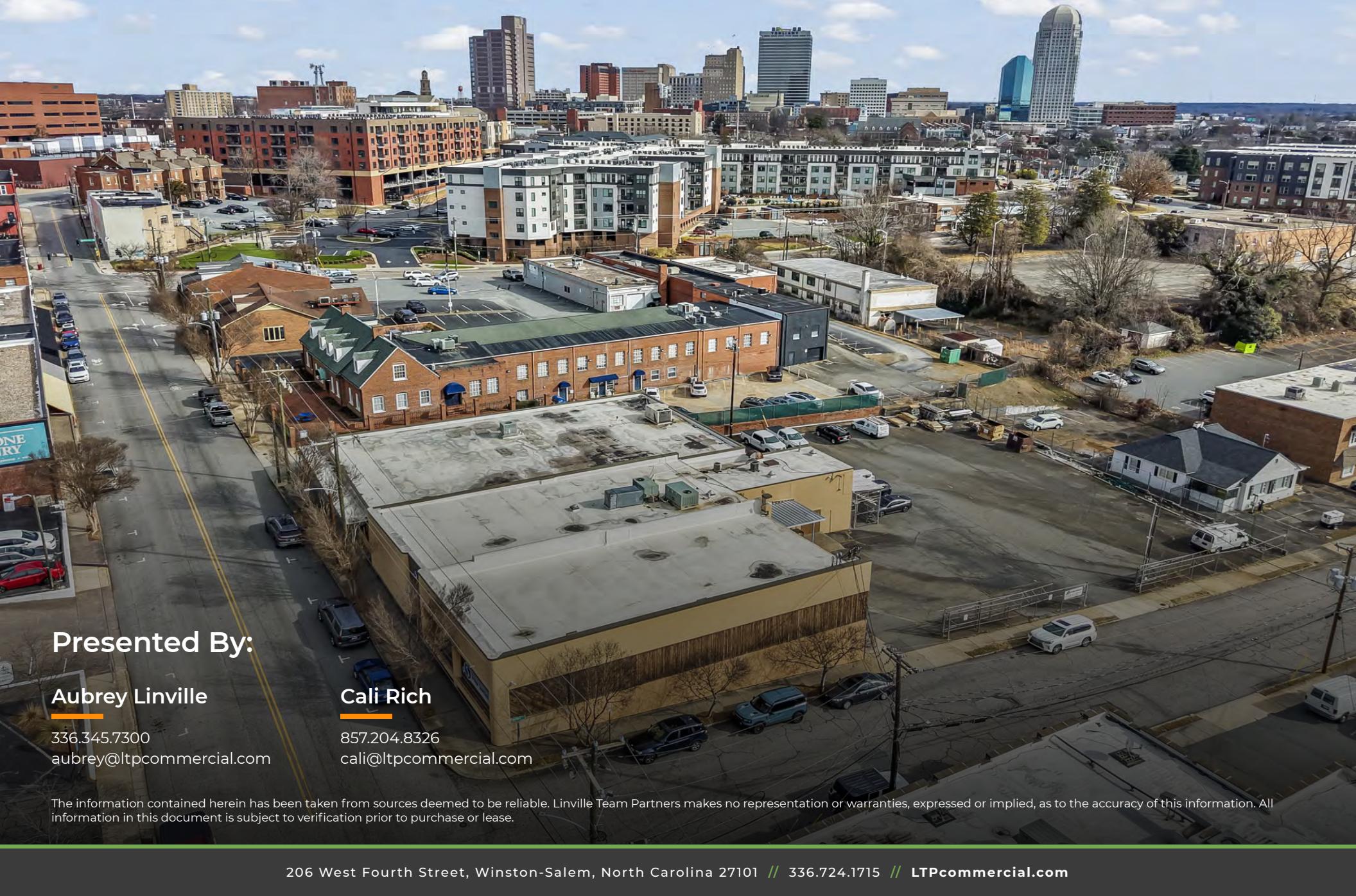
PROPERTY INFORMATION

Property Type	Office/Flex
Zoning	Pedestrian Business
Lot Size	±0.74 Acres
Power Description	Three Phase, 240V
Building Size	±26,368 SF
Number of Floors	2
Year Built	1930
Year Last Renovated	2015
Roof	2015 (Warranty 2030)
Conditioning	Fully Conditioned
PIN	6825856993



SALE PRICE: \$3,950,000

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