



## KEY FEATURES

- ±7,440 SF office/retail building
- Historic building in up & coming area of Downtown Winston-Salem
- Retro design with unique architecture
- ±2,480 SF of main level office space
- ±2,480 SF of second floor office space
- ±2,480 SF of conditioned storage space on the basement floor
- Two existing leases at the property (contact broker for lease information)
- \$895,000 Asking Price

OFFICE / RETAIL

FOR SALE

# DTWS HISTORIC OFFICE/RETAIL BUILDING

705 North Main Street  
Winston-Salem, NC 27101

Don't miss this opportunity to own historic office or retail space in an exciting and vibrant part of downtown Winston-Salem! This property features retro design and unique architecture. The property totals three floors, each being ±2,480 SF. The building is in close proximity to multiple restaurants and retailers, and features a Walkability Score of 78 ([WalkScore.com](https://www.walkscore.com)). There are two existing leases at the property- contact broker for additional information regarding those leases.

## LEARN MORE ABOUT THIS PROPERTY

### JEFF ANDREWS, SIOR

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## DTWS HISTORIC OFFICE/RETAIL BUILDING

### LOCATION

<b>Address</b>	705 North Main Street		
<b>City</b>	Winston-Salem	<b>Zip</b>	27101
		<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Office / Retail	<b>Acres ±</b>	0.06	<b>Year Built</b>	1913
<b>Building SF ±</b>	7,440	<b>Restrooms</b>	2	<b>Floors</b>	3
<b>Bldg. Exterior</b>	Brick	<b>Flooring</b>	Hardwood	<b>Roof</b>	Rubber Membrane

### UTILITIES

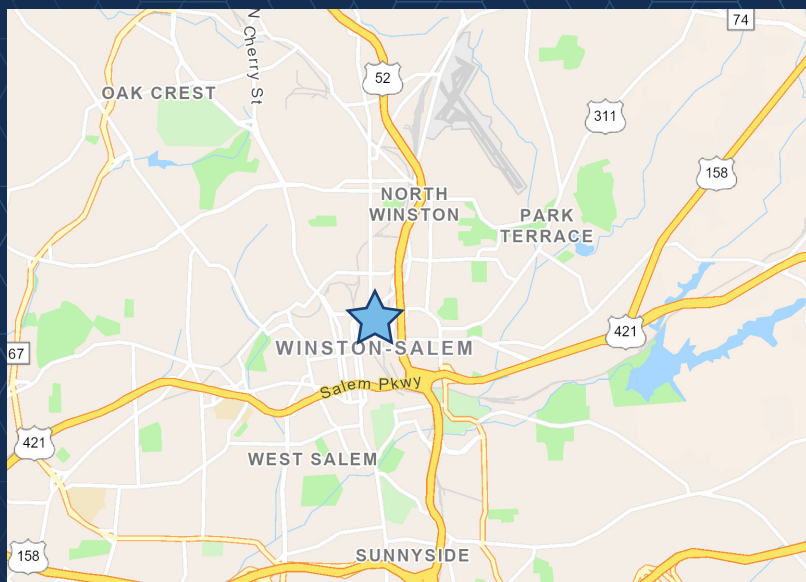
<b>Electrical</b>	Duke Energy	<b>Sewer</b>	City of Winston-Salem	<b>Water</b>	City of Winston-Salem
<b>Gas</b>	PNG	<b>Air</b>	Central	<b>Heat</b>	Yes

### TAX INFORMATION

<b>Zoning</b>	PB	<b>Tax Block</b>	0202	<b>Tax Pin</b>	6835-28-3714
<b>Tax Map</b>	3170/720	<b>Tax Lots</b>	117C		

### PRICING & TERMS

<b>Asking Price</b>	\$895,000	
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### LOCATION FEATURES

- Up & coming area of Downtown Winston-Salem
- Easy access to Salem Parkway, US-52 and I-40
- Walking distance to downtown shops, bars, restaurants, hotels and apartments
- Close to the growing Innovation Quarter