

# 811 W. 8TH STREET

FLEX/WAREHOUSE PROPERTY **FOR SALE**

**811 W. 8TH STREET**  
WINSTON-SALEM, NC 27101

## PROPERTY DESCRIPTION

Rare well-maintained flex/warehouse property available in West End neighborhood with ease of access to both downtown and residential suburbs. The 2007 build features  $\pm 1,850$  SF of Class A fully conditioned office space, including 4 private rooms, conference, and kitchen, and  $\pm 4,750$  SF of warehouse with 19' clear height, two 12' drive doors, and gas heat. Property totals 1.25 acres with paved parking at front of building and a secure fenced gravel lot in the rear. Offering also includes a 0.33 acre parcel, providing expansion or ground storage potential.

## OFFERING SUMMARY

Sale Price	\$875,000
Lot Size	1.25 Acres
Building Size	$\pm 6,600$ SF

Cali Rich

857.204.8326  
cali@ltpcommercial.com

**Linville | Team Partners**  
COMMERCIAL REAL ESTATE



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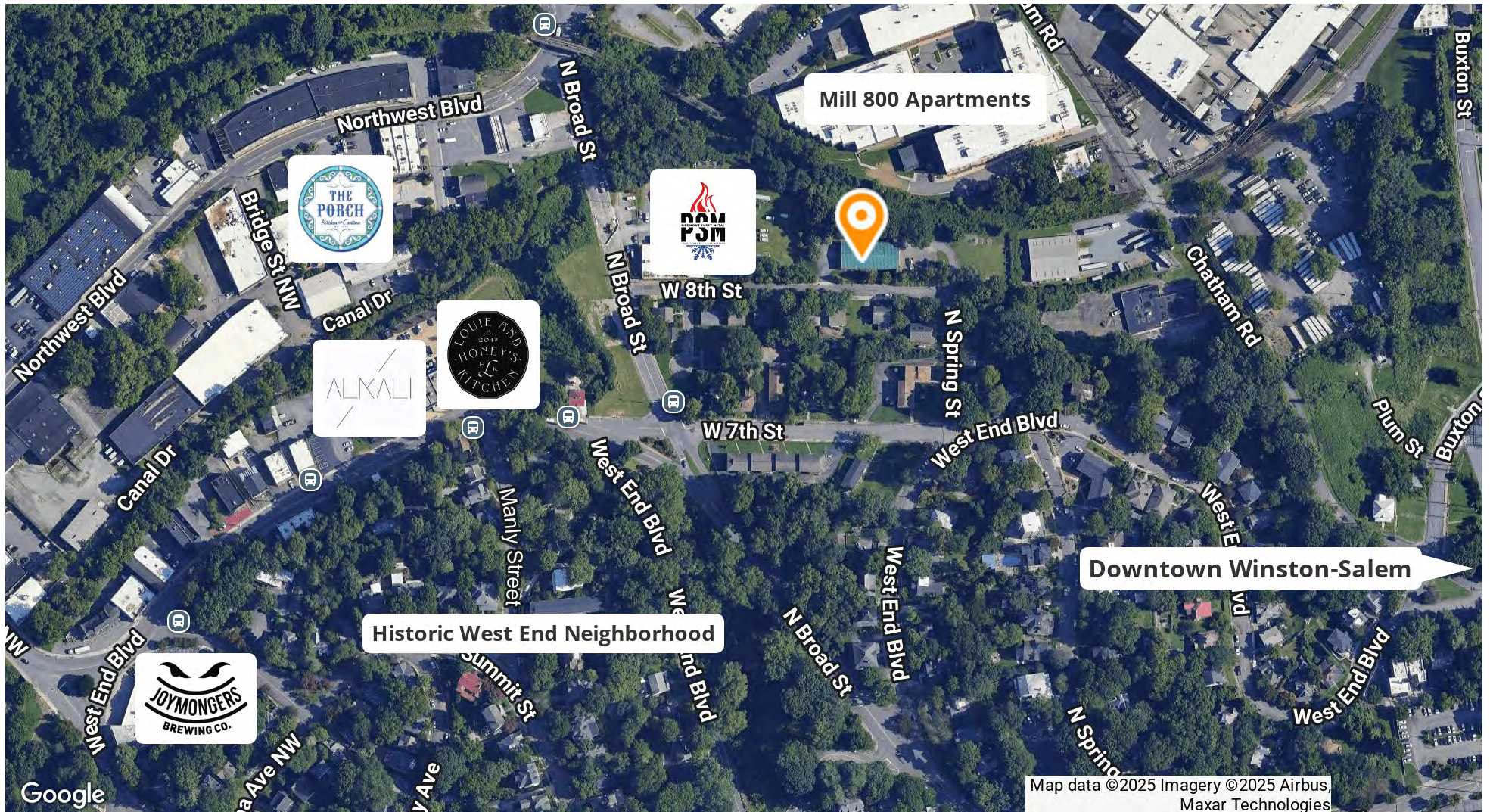


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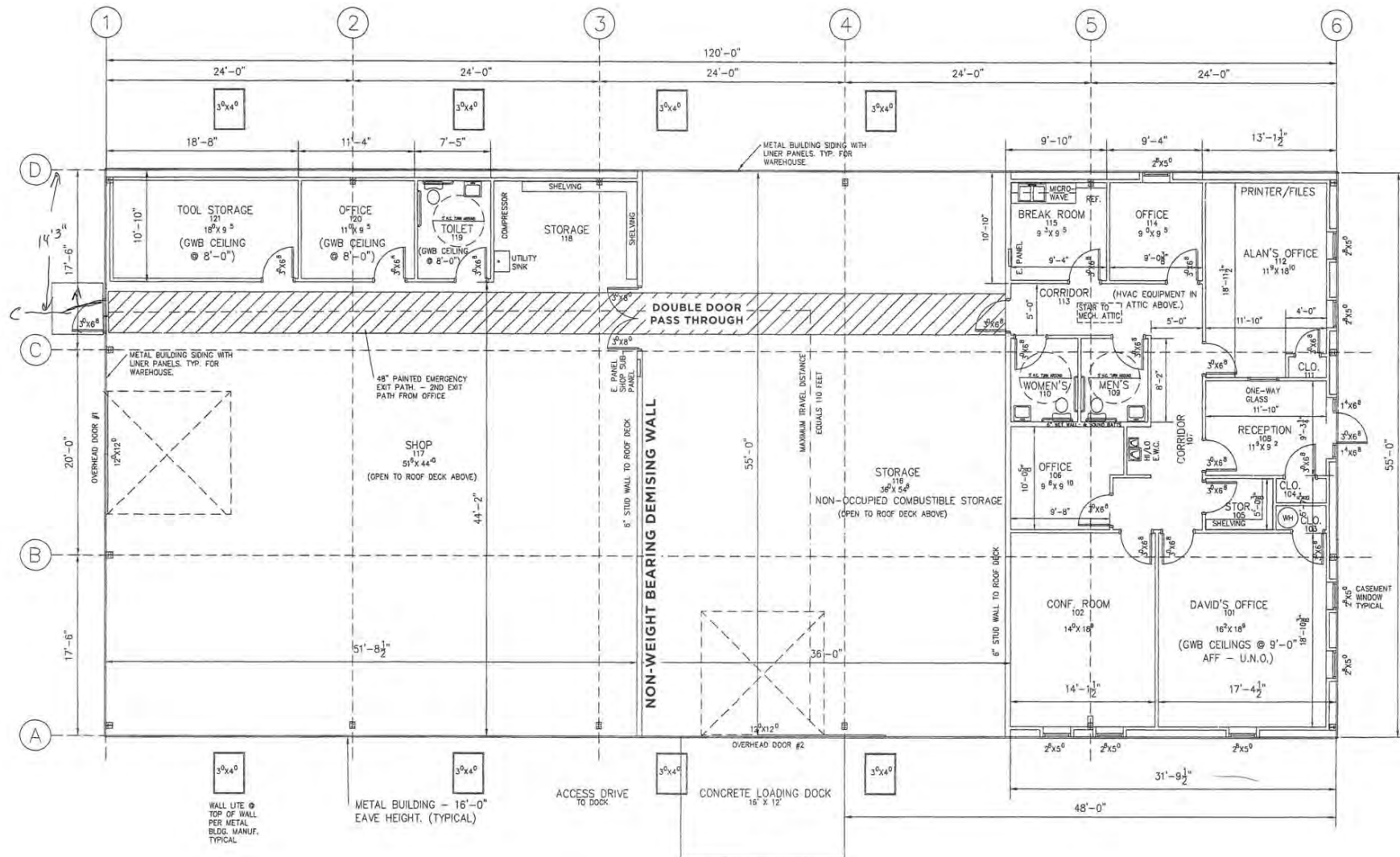
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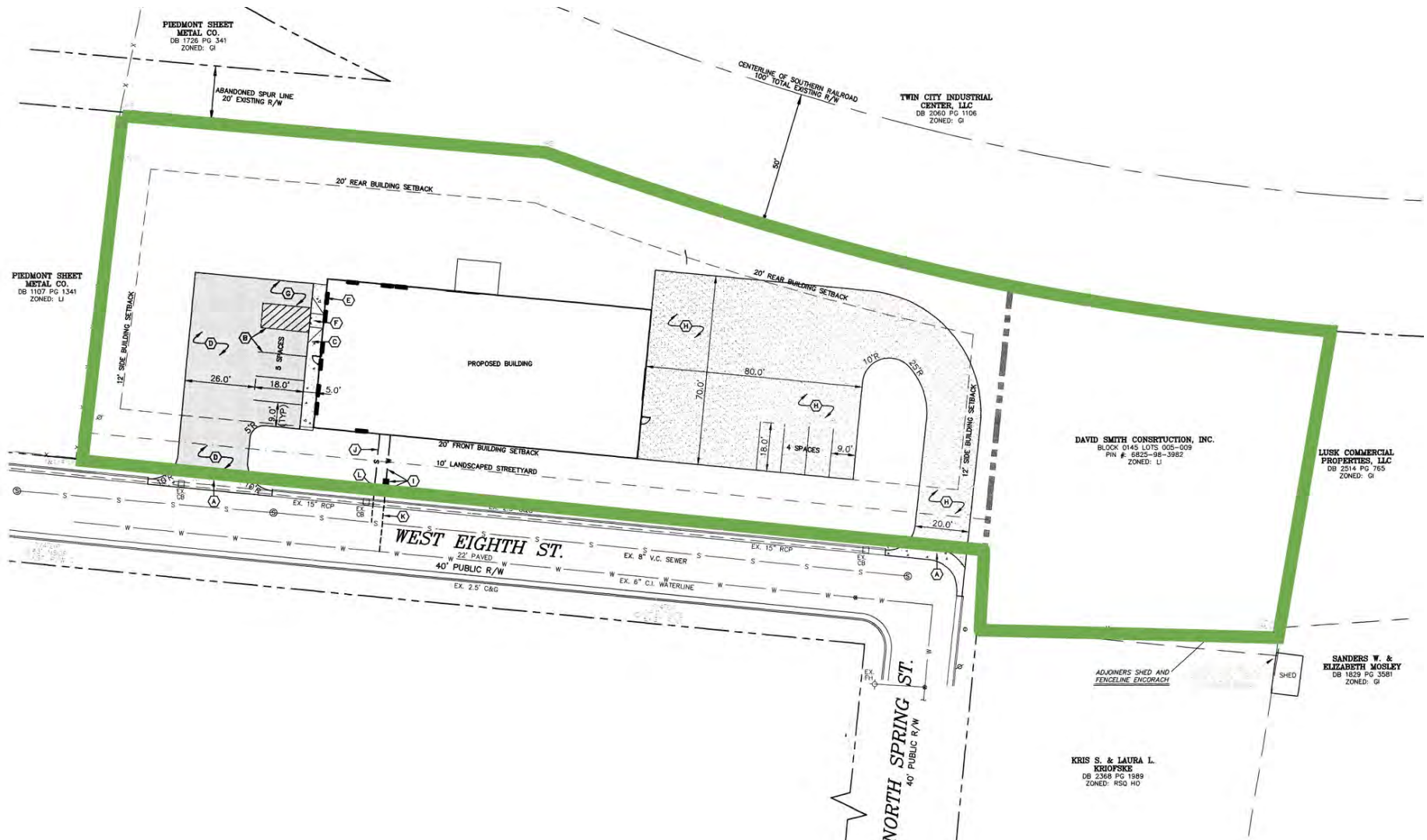
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## LOCATION INFORMATION

Street Address	811 W. 8th Street
City, State, Zip	Winston-Salem, NC 27101

## PROPERTY INFORMATION

Property Type	Flex/Warehouse
Zoning	LI
Lot Size	1.25 Acres
Building Size	±6,600 SF
Building Class	A
Drive Doors	2 (12')
Clear Height	Up to 19'
Year Built	2007
Power	3 Phase, 208W/120V, 400A
Roof	Metal
Tax Pin	6825-99-1051/6825-98-3976

**SALE PRICE:** \$875,000**Cali Rich**

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