

215 N. BROAD STREET - WINSTON-SALEM, NC

RETAIL PROPERTY FOR SALE / LEASE



PROPERTY DESCRIPTION

±7,040 SF retail/office building located on N. Broad Street (13,000 VDP) in downtown Winston-Salem, two blocks from Truist Stadium. This two-story building has great visibility, ample parking, and convenient access to I-40. Property strategically located amidst various restaurant, retailers, and luxury apartments - 229-unit West End Station and upcoming high-end 300-unit Easley. Warm shell ready for redevelopment.

OFFERING SUMMARY

Sale Price:	\$995,000
Lease Rate:	\$16 SF/yr (NNN)
Available SF:	7,040 SF
Lot Size:	0.44 Acres
Building Size:	7,040 SF

Nick Gonzalez

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Linville | Team Partners
COMMERCIAL REAL ESTATE

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Building Name	215 N. Broad Street - Winston-Salem, NC
Property Type	Office/Retail
Building Size	7,040 SF
Lot Size	0.44 Acres
Year Built	1966
Number of Floors	2
Free Standing	No

RENDERING

- 13,000 VPD in downtown Winston-Salem
- Great visibility, ample parking, and convenient access to I-40
- 229-unit West End Station and upcoming high-end 300-unit Easley nearby
- Warm shell ready for redevelopment
- Sale Price: \$995,000
- Lease Rate: \$16.00, NNN

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LOCATION INFORMATION

Street Address	215 N. Broad Street
City, State, Zip	Winston-Salem, NC 27101

PROPERTY INFORMATION

Property Type	Retail
Zoning	HB
Lot Size	0.44 Acres
Property Use	Owner / User
Building Size	±7,040 SF
Number of Floors	2
Year Built	1966



SALE PRICE: \$995,000
LEASE RATE: \$16 SF/YR
 (NNN)

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