

2424 SOUTH STRATFORD ROAD

RETAIL PROPERTY **FOR SALE**

2424 SOUTH STRATFORD ROAD
WINSTON-SALEM, NC 27103

PROPERTY DESCRIPTION

Opportunity to own a 2 bay express carwash site with tremendous upside in a prime location on Stratford Rd in Winston-Salem. Located adjacent to Speedway just 1 mile from I-40 and dozens of major retailers (Target, Lowe's, Costco, Chick-fil-A®, etc.), the site sees 26,500 VPD (based on closest NCDOT data point). The right operator will be able to maximize the potential of this site through effective management, increased marketing efforts, monthly membership expansion, adding other revenue drivers (vending, ice machine, etc.), plus benefit from already having one new IBA and another recently refurbished one.

OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	0.44 Acres
Pro Forma NOI:	\$55,703.00
Pro Forma Cap Rate:	10.6%

Dom Maggio

443.540.9293
dom@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

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COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

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LOCATION INFORMATION

Street Address	2424 South Stratford Road
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	HB – Highway Business District
Lot Size	0.44 Acres
Year Built	2001
Pro Forma NOI	\$55,703
Pro Forma Cap Rate	10.6%



SALE PRICE: \$525,000

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