

# 631 & 633 N. TRADE STREET

FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	5,167
SALE PRICE	\$1,499,000

## DESCRIPTION

Fantastic retail property available on vibrant North Trade Street in downtown Winston-Salem! This sale includes 631 and 633 North Trade Street for a total of ±5,167 SF, spread over 2 floors. An income producing tenant occupies the first floor of 631 Trade. The property features hardwood floors, high ceilings, and versatile layouts. There is on-site surface parking and patio/garden space. Located in the heart of the Arts District and surrounded by restaurants, entertainment, and retail. Walkable to all that downtown has to offer!



KATIE HAYES

E [Katie@LTPcommercial.com](mailto:Katie@LTPcommercial.com)  
M 336.473.0206  
P 336.724.1715

NICK GONZALEZ

E [Nick@LTPcommercial.com](mailto:Nick@LTPcommercial.com)  
P 336.724.1715

# 631 & 633 N. TRADE STREET

FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



L T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

# 631 & 633 N. TRADE STREET

FOR SALE | WINSTON-SALEM, NC 27101

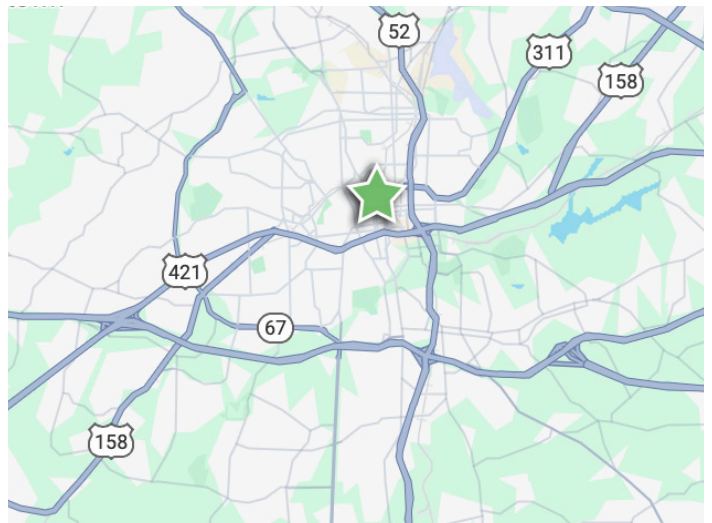
Linville | Team Partners

COMMERCIAL REAL ESTATE



## KEY FEATURES

- ±5,167 SF retail space in downtown
- Located in the heart of the Arts District
- Hardwood floors, high ceilings, and versatile layouts
- On-site surface parking and patio/garden space
- Surrounded by restaurants, entertainment, and retail



L T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

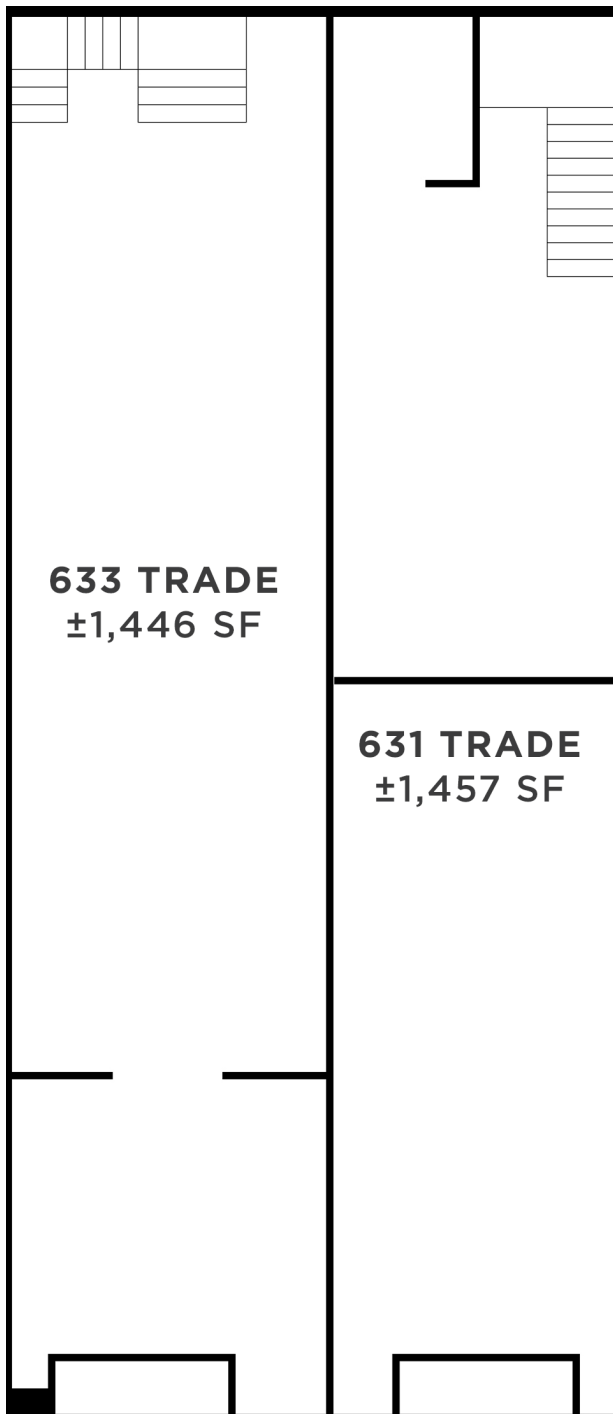
LTPCOMMERCIAL.COM • 336.724.1715

# 631 & 633 N. TRADE STREET

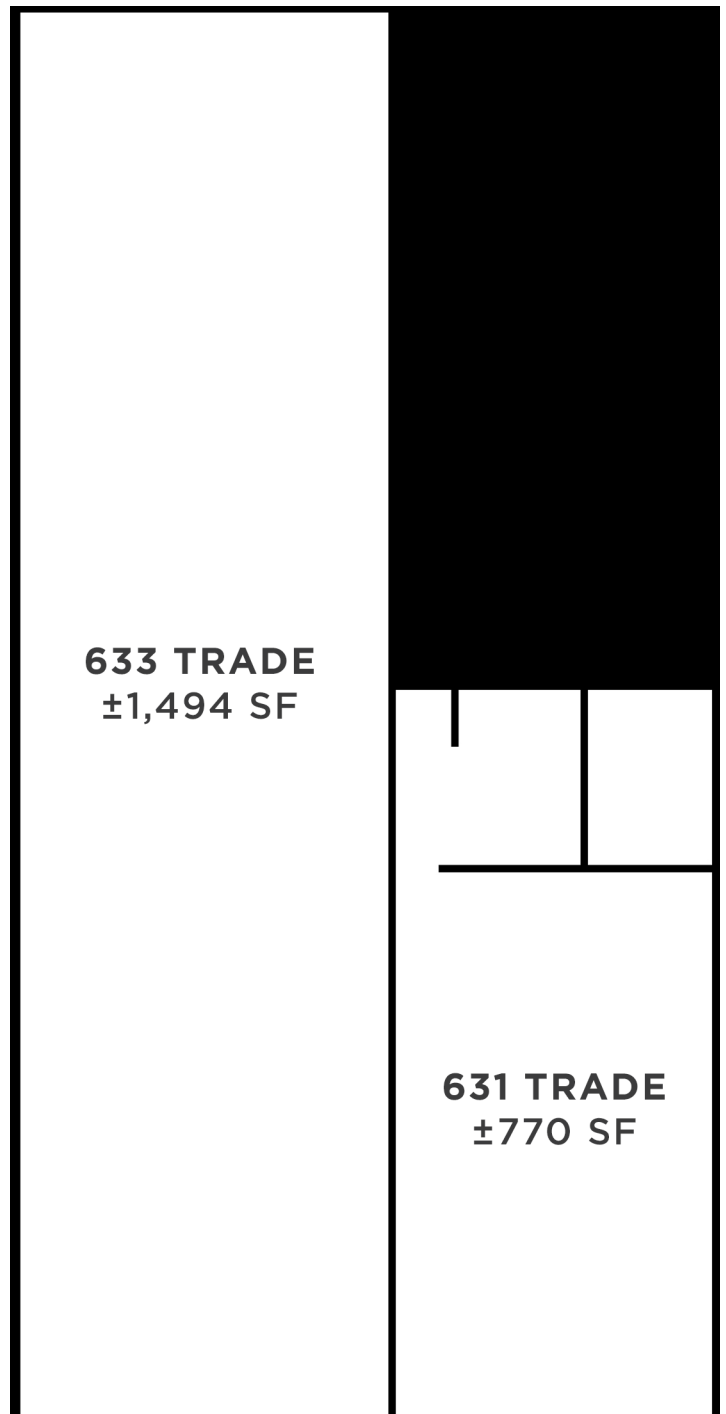
FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



FIRST FLOOR



SECOND FLOOR

# 631 & 633 N. TRADE STREET

FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY INFORMATION

PROPERTY TYPE	Retail	FLOORS	2
AVAILABLE SF ±	5,167	FLOORING	Hardwood
ACRES	0.46	BUILDING EXTERIOR	Brick/Block
YEAR BUILT/RENOVATED	1907/2002	ROOF TYPE	Flat
PARKING	Available	ZONING	CB WO

## PRICING & TERMS

SALE PRICE \$1,499,000

## DESCRIPTION

Fantastic retail property available on vibrant North Trade Street in downtown Winston-Salem! This sale includes 631 and 633 North Trade Street for a total of ±5,167 SF, spread over 2 floors. An income producing tenant occupies the first floor of 631 Trade. The property features hardwood floors, high ceilings, and versatile layouts. There is on-site surface parking and patio/garden space. Located in the heart of the Arts District and surrounded by restaurants, entertainment, and retail. Walkable to all that downtown has to offer!

*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*

L T

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715