

198 Kapp Street

WINSTON-SALEM, NC 27105

±21,160 SF INDUSTRIAL BUILDING

FOR SALE



Industrial/Flex property conveniently located off of Patterson Ave., near Highway 52. This two building property connected by a breezeway boasts ±21,160 SF, a mix of warehouse space and ±1,600 SF of office. The LI-zoned property hosts one 10'x10' dock door and four drive-in doors (12'x12', 10'x14' and two 10'x10'). Ideal for manufacturing. The three acres allows for the addition of another on-site building.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Nick Gonzalez

E Nick@LTPcommercial.com

M 336.448.2833

P 336.724.1715



Sarah Beth Ruffin

E SarahBeth@LTPcommercial.com

M 336.480.7070

P 336.724.1715

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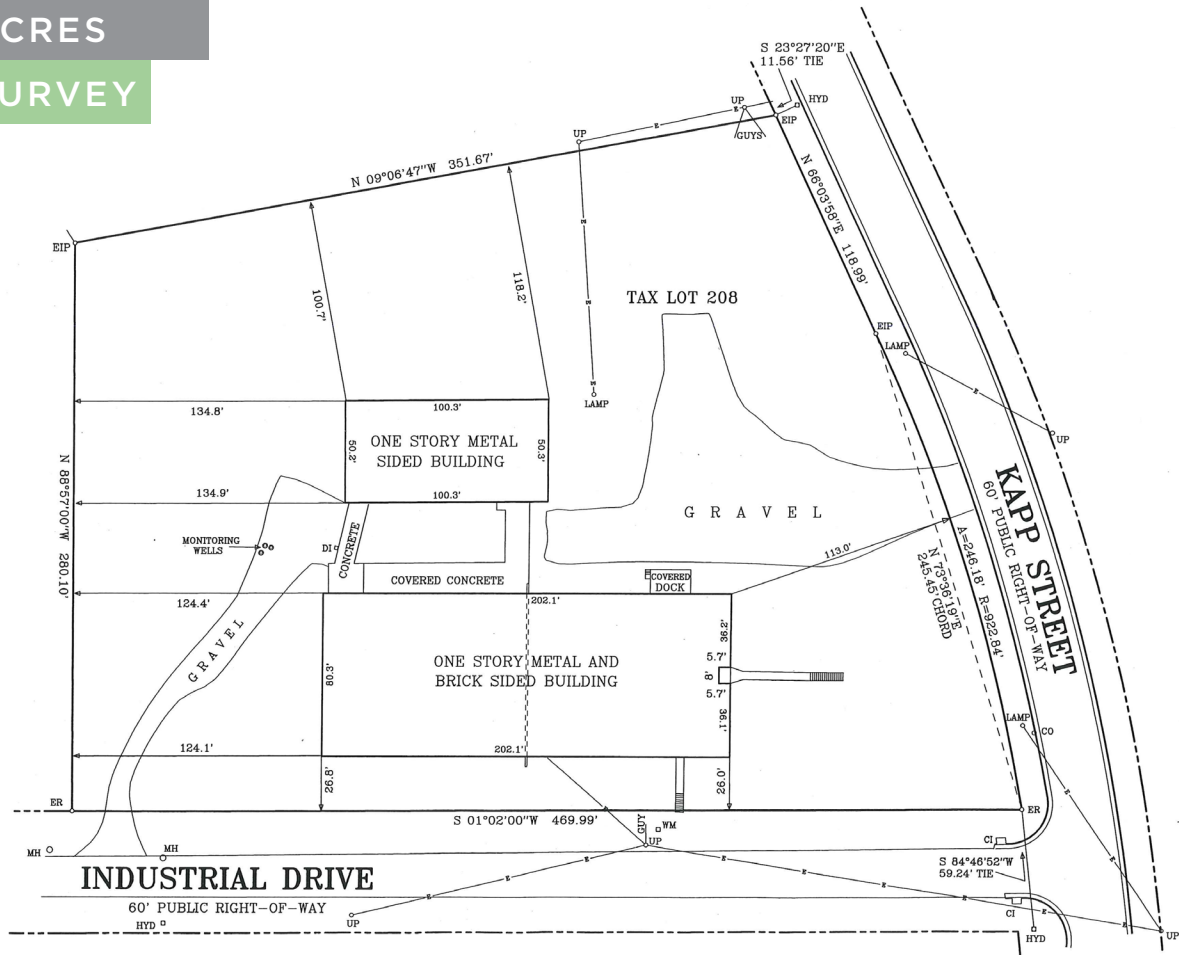
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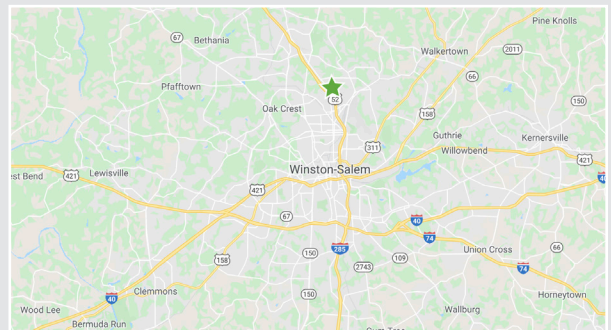
FOR SALE

3.03 ACRES

SITE SURVEY



- ±21,160 SF Industrial/Flex Property
- Located off of Patterson Ave, near Highway 52
- Mix of warehouse space and 1,600 SF of office
- 3.03 Acres zoned LI
- One 10'x10' dock door and four drive-in doors
- Ideal for manufacturing
- **Sales Price: \$595,000**



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PROPERTY DETAILS

Property Type	Industrial	Year Built	1967	Restrooms	4	Docks	1
Acres	3.03	Year Renovated	2015	Floors	1	Dock Height	10' x 10'
Available SF ±	21,160	Roof	Metal	Parking	10 Spaces	Drive-Ins	4
Office SF ±	1,600	Building Ext.	Metal, Brick, Block	Sprinkler	None	Drive-In Height	12'x 12', 10'x 14', (2)10'x 10'

UTILITIES

Electrical	Duke	Gas	PNG	Air/Heat	Central	Water/Sewer	Public
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TAX INFORMATION

Zoning	LI	Tax PIN	6837-35-2968	Tax Block/Lot	2985/208	Tax Value	\$352,800
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PRICING & TERMS

Sales Price	\$595,000	Terms	
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Comments	Industrial/Flex property conveniently located off of Patterson Ave., near Highway 52. This two building property connected by a breezeway boasts ±21,160 SF, a mix of warehouse space and ±1,600 SF of office. The LI-zoned property hosts one 10'x10' dock door and four drive-in doors (12'x12', 10'x14' and two 10'x10'). Ideal for manufacturing. The three acres allows for the addition of another on-site building.
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