

## 3401 Indiana Avenue

WINSTON-SALEM, NC 27105

32,000 SF FLEX SPACE

FOR SALE



1.94 acres on the signalized corner of Indiana Avenue and Reynolds Blvd., adjacent to Whitaker Park. 32,000sf of flex space with two docks and a freight elevator. Located in an opportunity zone.

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Ben Bloodworth

E Ben@LTPcommercial.com

M 336.655.1888

P 336.724.1715

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Linville | Team Partners

COMMERCIAL REAL ESTATE

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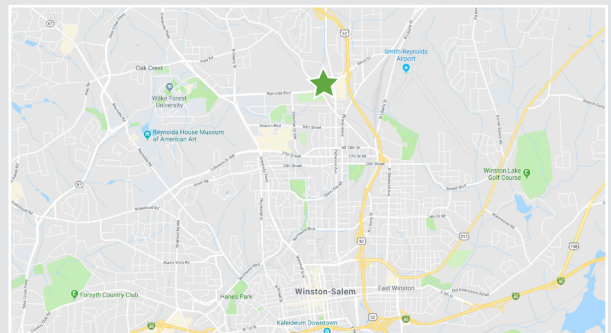
WINSTON-SALEM, NC 27105

32,000 SF FLEX SPACE

FOR SALE



- 27,000sf Warehouse Space, 5,000sf Office Space on 1.94 Acres
- Located on signalized corner of Indiana Avenue and Reynolds Blvd.
- 2 Docks, 1 Freight Elevator
- **Sales Price: \$875,000**





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### PROPERTY DETAILS

|               |            |                  |                 |                |        |               |           |
|---------------|------------|------------------|-----------------|----------------|--------|---------------|-----------|
| Property Type | Industrial | Property Subtype | Flex, Warehouse | Property Class | C      | Dimension     |           |
| Building SF ± | 32,000     | Office SF ±      | 5,000           | Warehouse SF ± | 27,000 | # Buildings   | 1         |
| Year Built    | 1921       | Restrooms        | 4               | # Floors       | 2      | Flooring      | Wood      |
| Acres         | 1.94       | Ceiling Height   |                 | Dock Height    |        | Roof          | Bowstring |
| Parking       |            | # Dock Doors     | 2               | # Drive-Ins    |        | Building Ext. | Brick     |

### UTILITIES

|      |         |     |  |             |      |          |      |
|------|---------|-----|--|-------------|------|----------|------|
| Heat | Central | Gas |  | Water/Sewer | City | Electric | Duke |
|------|---------|-----|--|-------------|------|----------|------|

### TAX INFORMATION

|        |    |               |       |         |        |     |              |
|--------|----|---------------|-------|---------|--------|-----|--------------|
| Zoning | LI | Tax Block/Lot | 2431/ | Tax Map | 630870 | PIN | 6837-20-4369 |
|--------|----|---------------|-------|---------|--------|-----|--------------|

### PRICING & TERMS

|             |           |           |           |  |  |  |  |
|-------------|-----------|-----------|-----------|--|--|--|--|
| Sales Price | \$875,000 | Tax Value | \$352,200 |  |  |  |  |
|-------------|-----------|-----------|-----------|--|--|--|--|

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