

5640 INDIANA AVE.

FOR SALE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



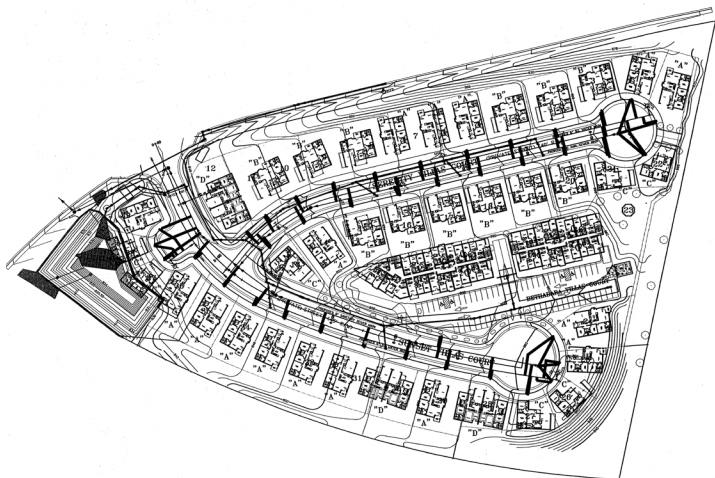
±10.21 ACRES FOR REDEVELOPMENT

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	10.21
SALE PRICE	\$995,000

DESCRIPTION

10.21± Acres for sale on Indiana Avenue. Ideally suited for senior housing or multifamily development, this is convenient to Historic Bethabara, and is easily accessible from University Parkway and directly across from the Salem Towne retirement community.



SAMPLE SITE PLAN

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

L | T

5640 INDIANA AVE.

FOR SALE | WINSTON-SALEM, NC 27106

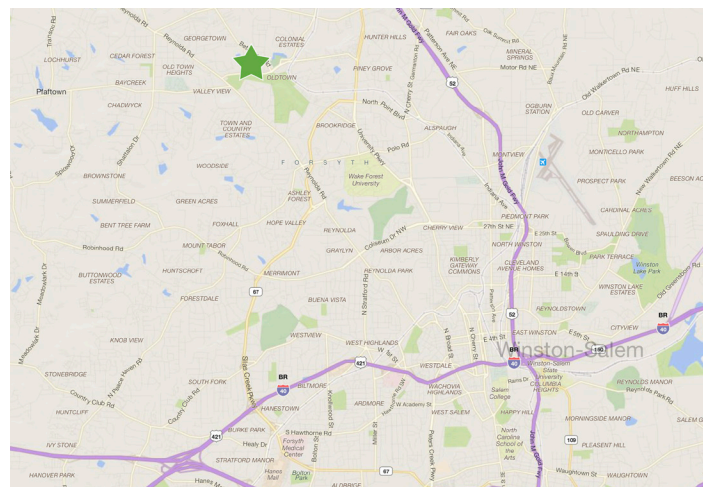
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- 10.21± Acres for sale
- Conveniently located on Indiana Avenue
- Ideally suited for senior housing or multi-family development
- Sale Price: \$995,000



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

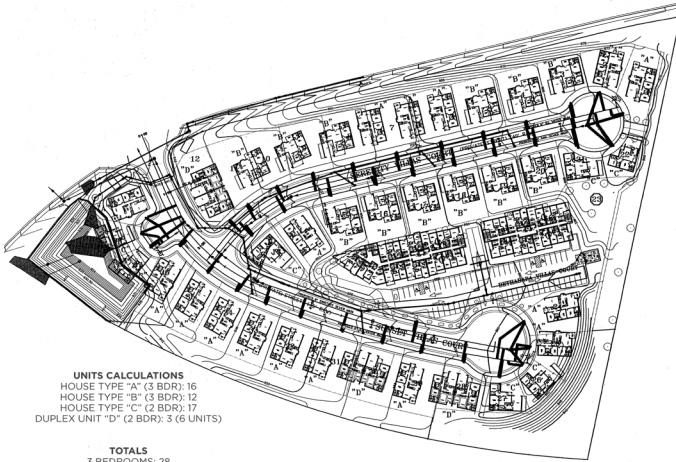
LTPCOMMERCIAL.COM • 336.724.1715

5640 INDIANA AVE.

FOR SALE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



UNITS CALCULATIONS
HOUSE TYPE "A" (3 BDR): 16
HOUSE TYPE "B" (3 BDR): 12
HOUSE TYPE "C" (2 BDR): 17
DUPLEX UNIT "D" (2 BDR): 3 (6 UNITS)

TOTALS
3 BEDROOMS: 28
2 BEDROOM DETACHED: 7



PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Residential, Multi-Family
ACRES ±	10.21	ELECTRICAL	Available
SEWER	Available	WATER	Available
ZONING	RM18-S	TAX BLOCK/LOT	3453103
TAX PIN	6817-97-0305.00	TAX VALUE	\$366,700

PRICING & TERMS

SALE PRICE	\$995,000	PRICE/ACRE	\$97,453.47
------------	-----------	------------	-------------

DESCRIPTION

10.21± Acres for sale on Indiana Avenue. Ideally suited for senior housing or multifamily development, this is convenient to Historic Bethabara, and is easily accessible from University Parkway and directly across from the Salemtowne retirement community.

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.



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

LTPCOMMERCIAL.COM • 336.724.1715