

705 S. HIGHWAY 66

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	2.87
SALE PRICE	\$950,000

DESCRIPTION

Located on Highway 66 in Kernersville, NC this 2.87 acre site offers tremendous visibility from Business 40. The property is situated in close proximity to the signalized off ramp and has great highway access. The property also boasts three income streams: the Lamar billboard lease along with month-to-month leases for a small parking lot and rental house. A prime redevelopment opportunity for a variety of users.



TOMMY ADAMS

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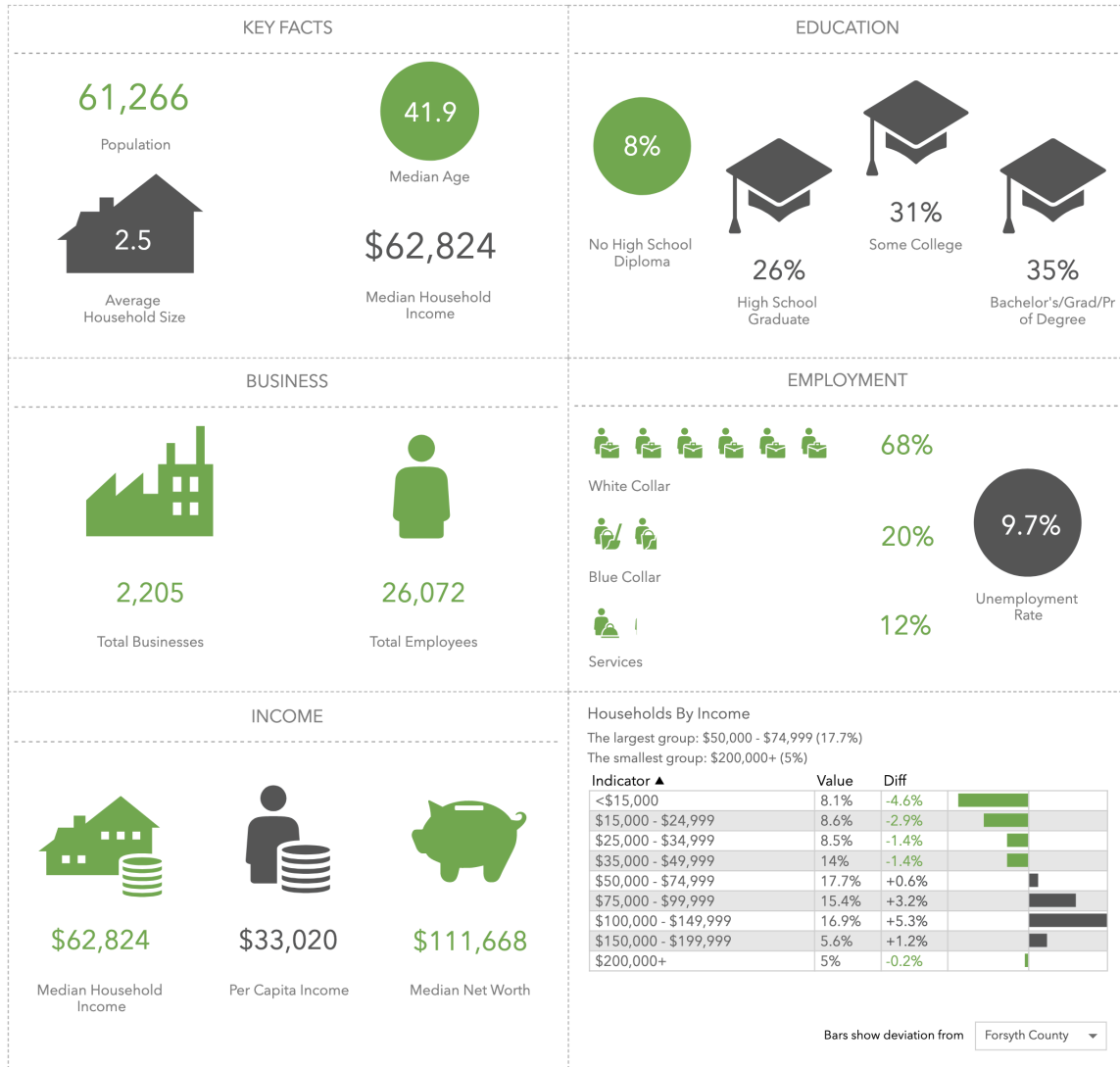
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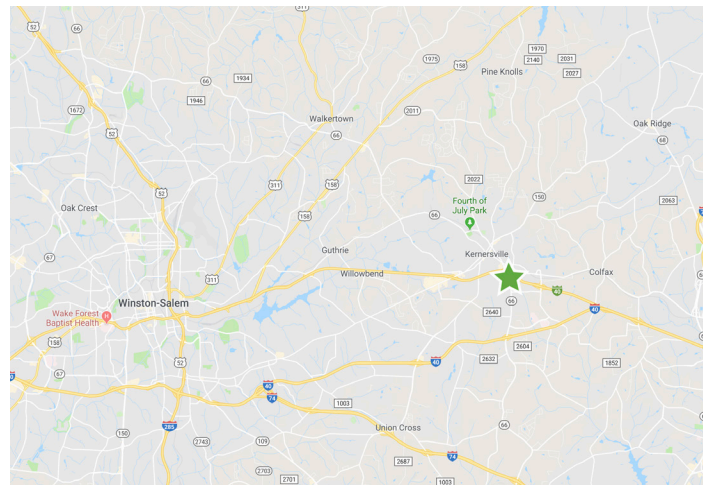
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KEY FEATURES

- ±2.87 acre site offers tremendous visibility from Salem Parkway
- Close proximity to a signalized ramp with great highway access
- 3 separate income streams available: the Lamar billboard lease, month-to-month leases on the parking lot and the rental house
- **Sale Price: \$950,000**



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

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PROPERTY INFORMATION

PROPERTY TYPE	Land	ACRES ±	2.87
ZONING	HB/RS12	TAX PIN	6886-61-2310

PROPERTY INCOME

LAMAR BILLBOARD INCOME	\$1,200/Annually	PARKING LEASE (MTM)	\$6,600/Annually
RENTAL HOME (MTM)	\$5,400/Annually		

PRICING & TERMS

SALE PRICE	\$950,000
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