

3400 Healy Drive

WINSTON-SALEM, NC 27103

±5,920 SF FREE STANDING OFFICE BUILDING

FOR SALE/LEASE



Highly visible freestanding office building (±5,920 SF) for sale and for lease, located on the corner of Healy Drive and Ashley-brook Lane. This property features ample parking, solar panels, multiple offices and two floors that can be easily combined or subdivided for one or more users. Property is conveniently located less than 1 mile from I-40, Hanes Mall & Silas Creek Parkway.

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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- Highly visible freestanding ±5,920 SF office building
- Features ample parking, solar panels, multiple offices and two kitchen areas
- Property is conveniently located less than 1 mile from I-40, Hanes Mall, and Silas Creek Parkway
- **Lease Rate: \$15.00, Modified Gross**
- **Sale Price: \$680,000**

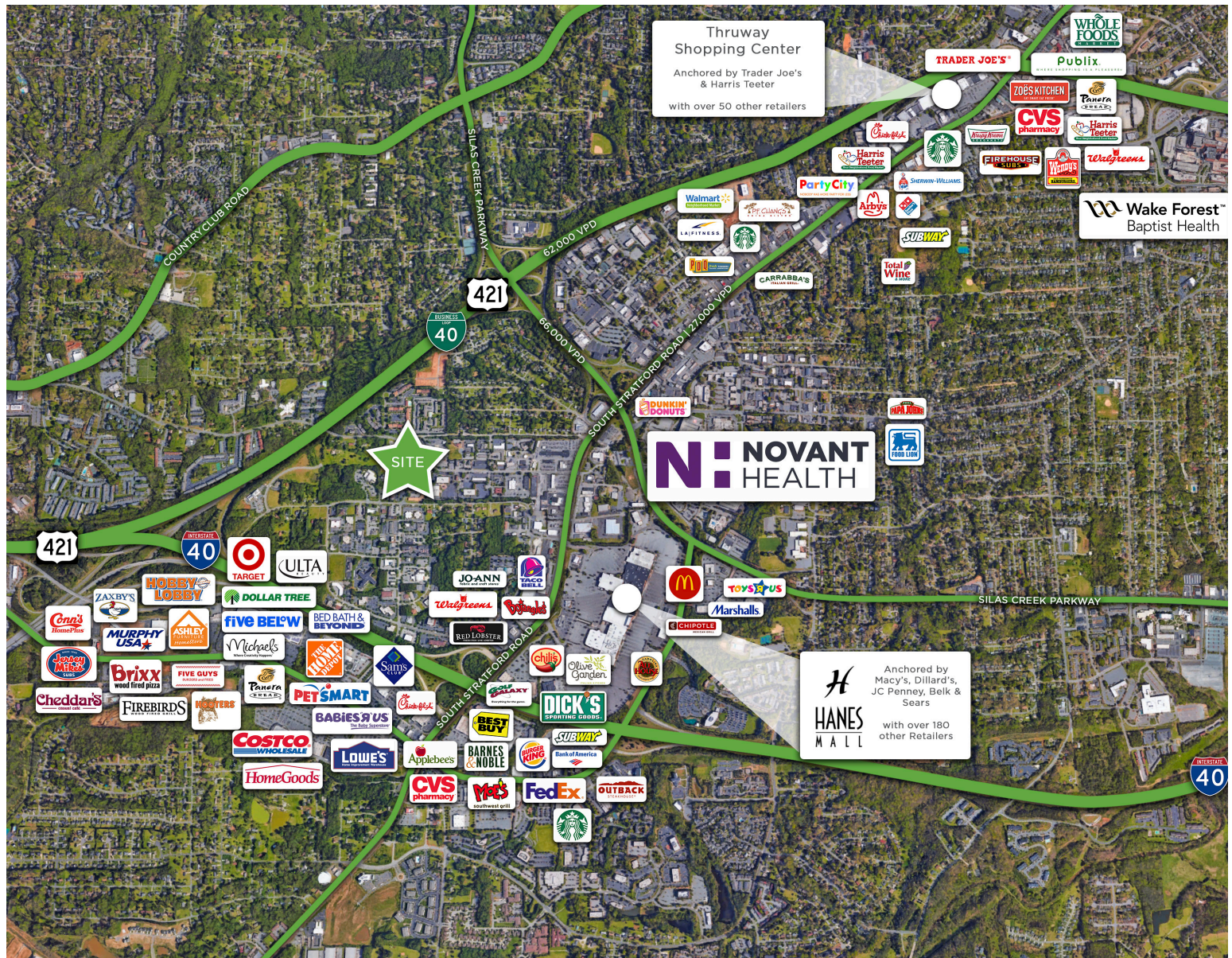


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LOCATION

Address 3400 Healy Drive, Winston-Salem, NC 27103

PROPERTY DETAILS

Property Type	Office	# Buildings	1	Elevator	None
Building SF ±	5,920	# Floors	2	Parking	28 Surface
Available SF ±	5,920	# Restrooms	4	Year Built	1982
Acres	0.49	Flooring	Carpet	Year Renovated	1999

UTILITIES

Electrical	Duke	Water	City	Gas	PNG
Heat	Electric	Sewer	City	Air	Yes

TAX INFORMATION

Zoning	GO	Tax Block/Lot	3826B/103	Tax PIN	6814-29-4082
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PRICING & TERMS

Sale Price	\$680,000	Lease Rate	\$15.00	Lease Type	Modified Gross
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Comments Highly visible freestanding office building (±5,920 SF) for sale and for lease, located on the corner of Healy Drive and Ashleybrook Lane. This property features ample parking, solar panels, multiple offices and two floors that can be easily combined or subdivided for one or more users. Property is conveniently located less than 1 mile from I-40, Hanes Mall & Silas Creek Parkway.

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.

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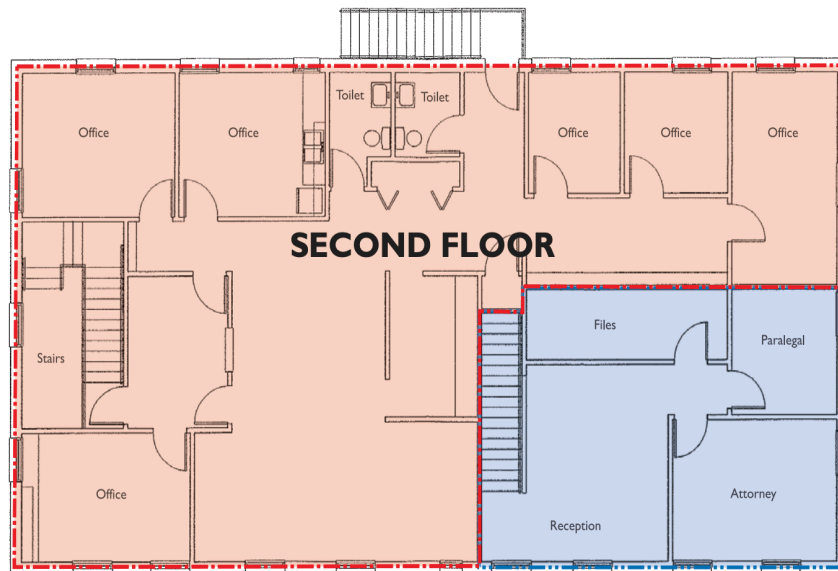
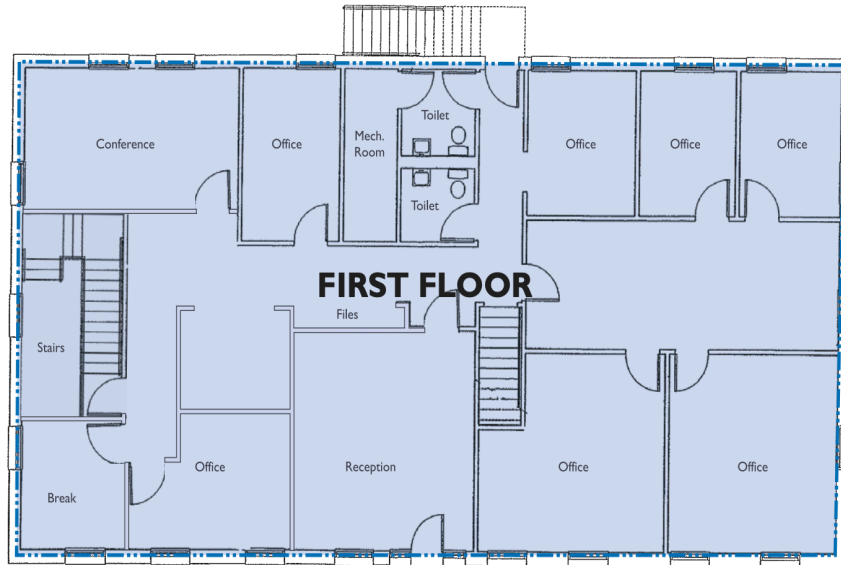
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