

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 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.



TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



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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 |
|---------------|----|----------------------|-----------|----------------|--------------|

PRICING & TERMS

| | | | | | |
|-------------------|-----------|-------------------|---------|-------------------|----------------|
| Sale Price | \$680,000 | Lease Rate | \$15.00 | Lease Type | Modified Gross |
|-------------------|-----------|-------------------|---------|-------------------|----------------|

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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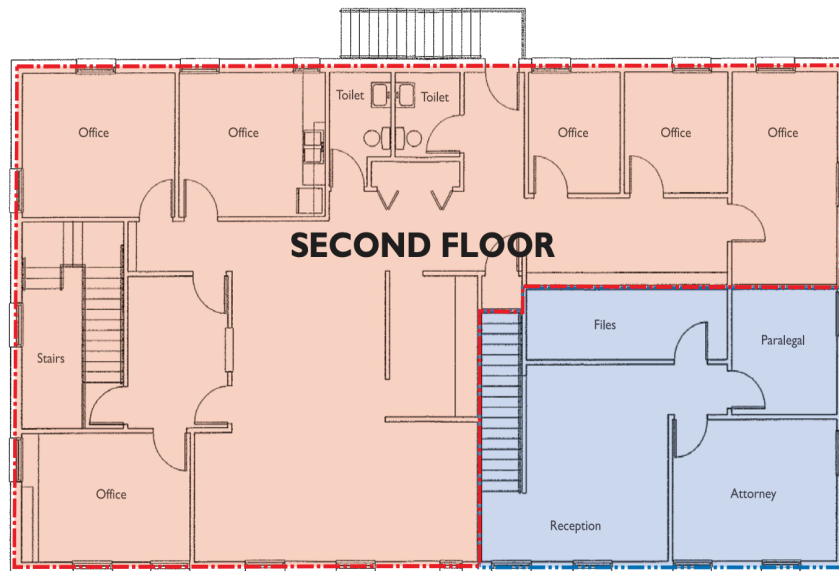
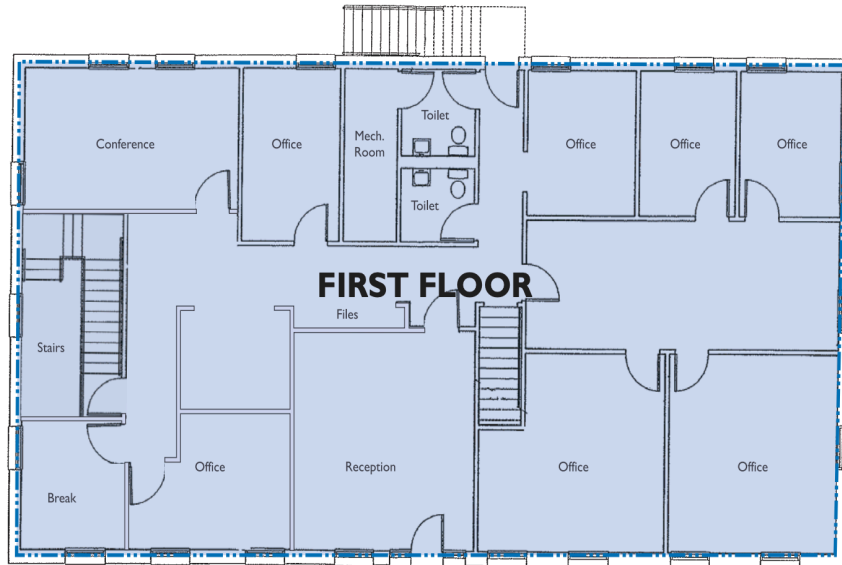
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