

3041 TRENWEST DRIVE

FOR LEASE/SALE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



MEDICAL/OFFICE SPACE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Medical/Office
AVAILABLE SF ±	3,416
SALE PRICE	\$489,000
LEASE RATE	\$13.75, Modified Gross

DESCRIPTION

3,416± sf medical/office space available. Great curb appeal and visibility from both Trenwest Dr. and Stratford Rd. Conveniently located between Bethesda Rd., and Forsyth Medical Center. The property is well-suited for a single-tenant medical or office user with ample parking available.



NICK GONZALEZ

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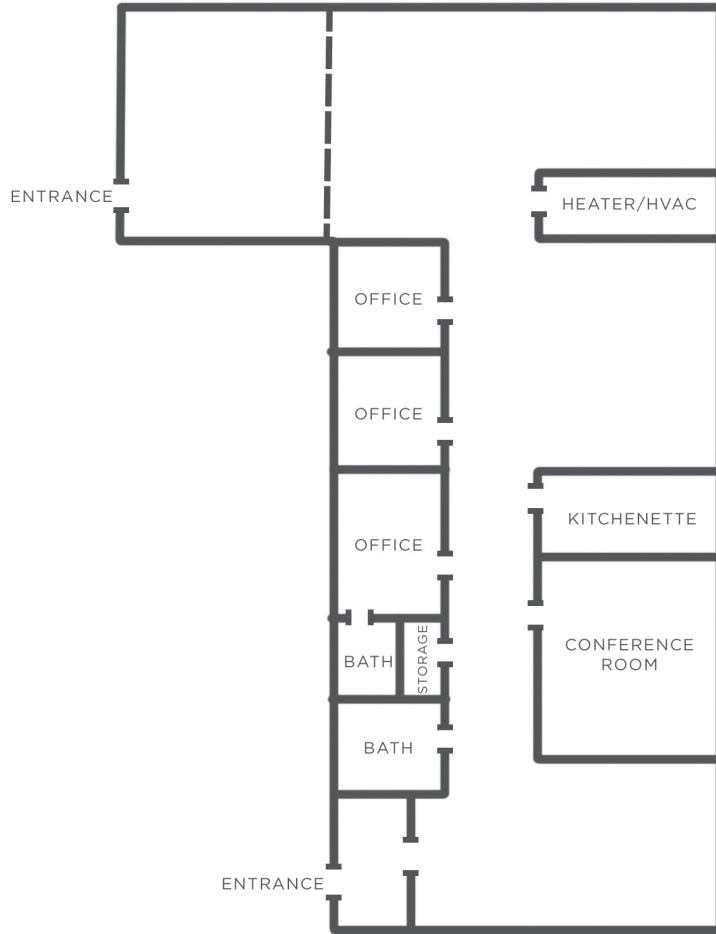
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FLOOR PLAN



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

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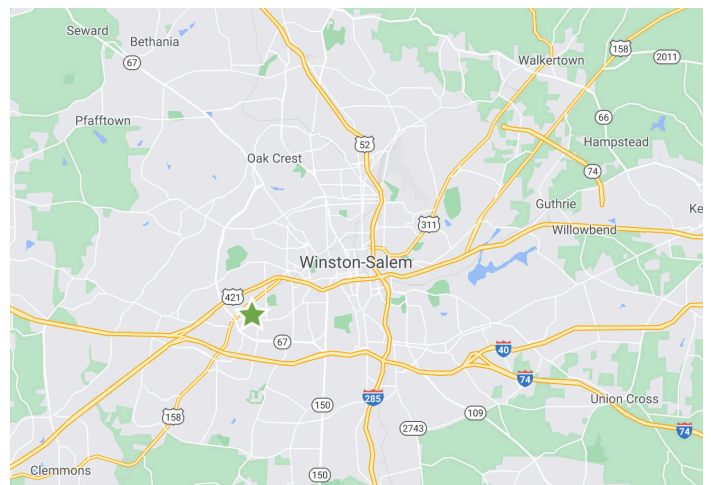
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KEY FEATURES

- 3,416± sf medical/office space available
- Great curb appeal and visibility from Trenwest Drive and Stratford Road
- Well-suited for a single-tenant medical or office user
- Sale Price: \$489,000
- Rent: \$13.75, Modified Gross



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PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	1
BUILDING SF ±	3,416	ACRES ±	0.28
YEAR BUILT	1970	YEAR RENOVATED	1982
ZONING	HB	TAX PIN	6815-61-8097

PRICING & TERMS

LEASE RATE	\$13.75	LEASE TYPE	Modified Gross
SALE PRICE	\$489,000	PRICE/SF	\$143.15

DESCRIPTION

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