# 1081 SALISBURY RIDGE ROAD

FOR SALE | WINSTON-SALEM, NC 27127

# Linville Team Partners

COMMERCIAL REAL ESTATE



### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Flex/Industrial
AVAILABLE SF ±	11,248
SALE PRICE	\$1,650,000

## **DESCRIPTION**

 $\pm 11,248$  SF flex/industrial building originally constructed in 1987. Located on 0.59 acres of land zoned HB, the property contains excellent exposure and access to the local markets. Built on an elevated land parcel with high visibility from neighboring properties and secondary roads. The building has a brick/block exterior, 5 garage bays, a sales office with waiting room, second floor offices with excess storage, and a freight elevator. All existing tire changing equipment, automobile lifts, tools, excess tires will transfer with the property.



## WILL BLACKWELL

- Will@LTPcommercial.com
- M 336.345.1500
- P 336.724.1715



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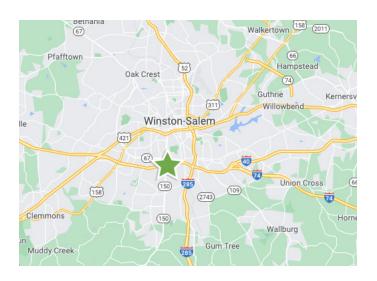






## **KEY FEATURES**

- ±11,248 SF flex/industrial building
- High visibility from neighboring properties and secondary roads
- Existing tire changing equipment, automobile lifts, tools, excess tires will transfer with the property
- Sale Price: \$1,650,000



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### **KEY FACTS**

8,415

Population



Average Household Size 33.5

Median Age

\$31,229

Median Household Income

### **EDUCATION**

18%

No High School Diploma



25% High School Graduate



30% Some College

27%
Bachelor's/Grad/Prof
Degree

### **BUSINESS**



396
Total Businesses



4,406
Total Employees

### **EMPLOYMENT**

59%

White Collar



Blue Collar



21%

19%



## PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	FLOORS	2
AVAILABLE SF ±	11,248	BUILDING EXTERIOR	Block/Brick
ACRES	0.59	FLOORING	Concrete
DRIVE-INS	5	ADDITIONAL LIFT	1, Covered

## **PRICING & TERMS**

SALE PRICE \$1,650,000

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