

# 1081 SALISBURY RIDGE ROAD

FOR SALE | WINSTON-SALEM, NC 27127

Linville | Team Partners

COMMERCIAL REAL ESTATE



±11,248 SF FLEX/INDUSTRIAL

## PROPERTY HIGHLIGHTS

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

## DESCRIPTION

±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.



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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

33.5

Median Age

\$31,229

Median Household Income

2.51

Average Household Size

## 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



21%

Blue Collar



19%

Services

6.8%

Unemployment Rate

## 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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