

523/533 N. SPRING STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



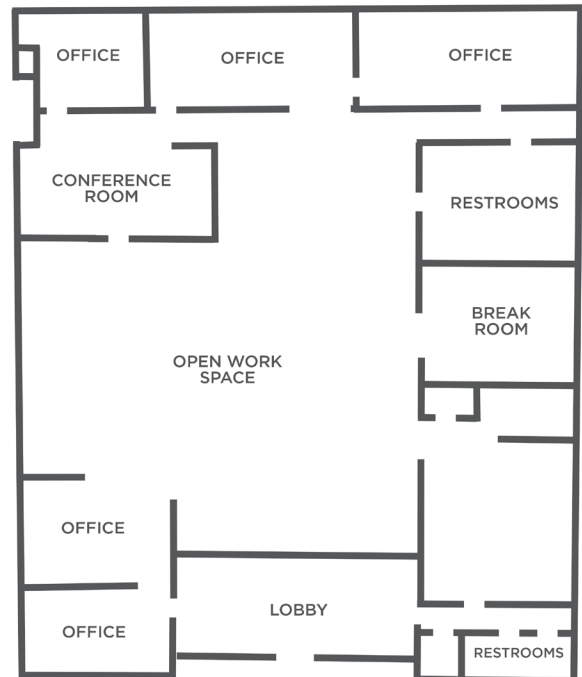
±8,512 SF STAND-ALONE BUILDING FOR SALE/LEASE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail
AVAILABLE SF ±	8,512
SALE PRICE	\$1,257,000
LEASE RATE	\$12.00 psf, NNN

DESCRIPTION

±8,512 SF stand-alone building well located near downtown Winston Salem and the West End neighborhood. Zoned pedestrian business with ample surface parking, well suited for a variety of uses. Open floor plan and good visibility with good proximity to restaurants, retail and multi-family. Immediately adjacent land provides additional parking and/or outdoor green space.



JORDAN COOPER

E Jordan@LTPcommercial.com
M 303.717.3160
P 336.724.1715

AUBREY LINVILLE

E Aubrey@LTPcommercial.com
M 336.345.7300
P 336.724.1715

523/533 N. SPRING STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



LOBBY



OFFICE



OFFICE



OPEN WORK SPACE



OFFICE



BREAK ROOM



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

LTPCOMMERCIAL.COM • 336.724.1715

523/533 N. SPRING STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

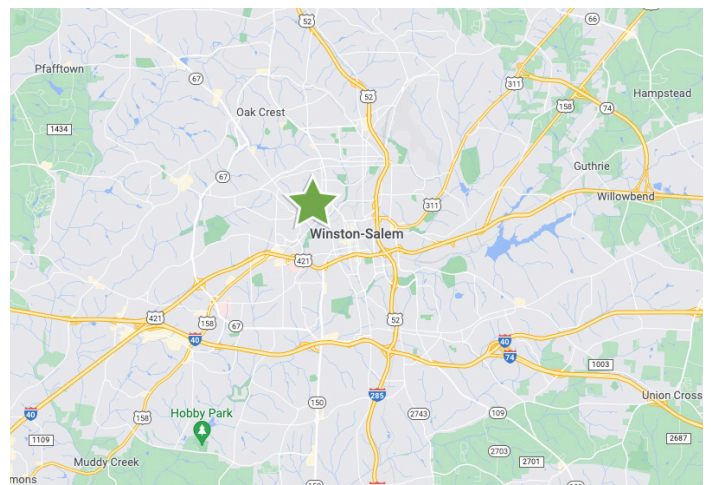
Linville | Team Partners

COMMERCIAL REAL ESTATE



KEY FEATURES

- Well located near downtown Winston Salem and West End
- Open floor plan and good visibility
- Zoned for a variety of uses with ample parking
- Good proximity to restaurants, retail and multi-family
- Sale Price: \$1,257,000
- Lease Rate: \$12.00 psf, NNN



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

LTPCOMMERCIAL.COM • 336.724.1715

523/533 N. SPRING STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail	YEAR BUILT	1962
AVAILABLE SF ±	8,512	YEAR RENOVATED	2001
ACRES	0.69	EXTERIOR	Brick
PARKING	Approx. 35 Surface	ROOF	New July 2020
ZONING	PB	TAX PIN	6825-97-8657

PRICING & TERMS

SALE PRICE	\$1,257,000	LEASE RATE/TYPE	\$12.00, NNN
------------	-------------	-----------------	--------------

DESCRIPTION

±8,512 SF stand-alone building well located near downtown Winston Salem and the West End neighborhood. Zoned pedestrian business with ample surface parking, well suited for a variety of uses. Open floor plan and good visibility with good proximity to restaurants, retail and multi-family. Immediately adjacent land provides additional parking and/or outdoor green space.

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.



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

LTPCOMMERCIAL.COM • 336.724.1715