

1328 & 1332 WESTGATE CENTER DRIVE

FOR SALE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



TWO OFFICE CONDOS FOR SALE

PROPERTY HIGHLIGHTS

| | |
|----------------|---------------------|
| PROPERTY TYPE | Office |
| AVAILABLE SF ± | 3,430 (1,715/condo) |
| SALE PRICE | \$355,000 |

DESCRIPTION

Excellent opportunity to purchase two adjacent office condominiums located in the heart of Winston Salem's medical/professional office submarket. Built in 1983, each condo has been extensively remodeled containing a total of ±1,715 SF (±1,015 SF ground level and ±700 SF second floor suite with internal staircase). The Owner prefers to sell both condos together as package.



VESTMILL OFFICE CONDOS
PARKING LOT

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LT

CONDO 1328

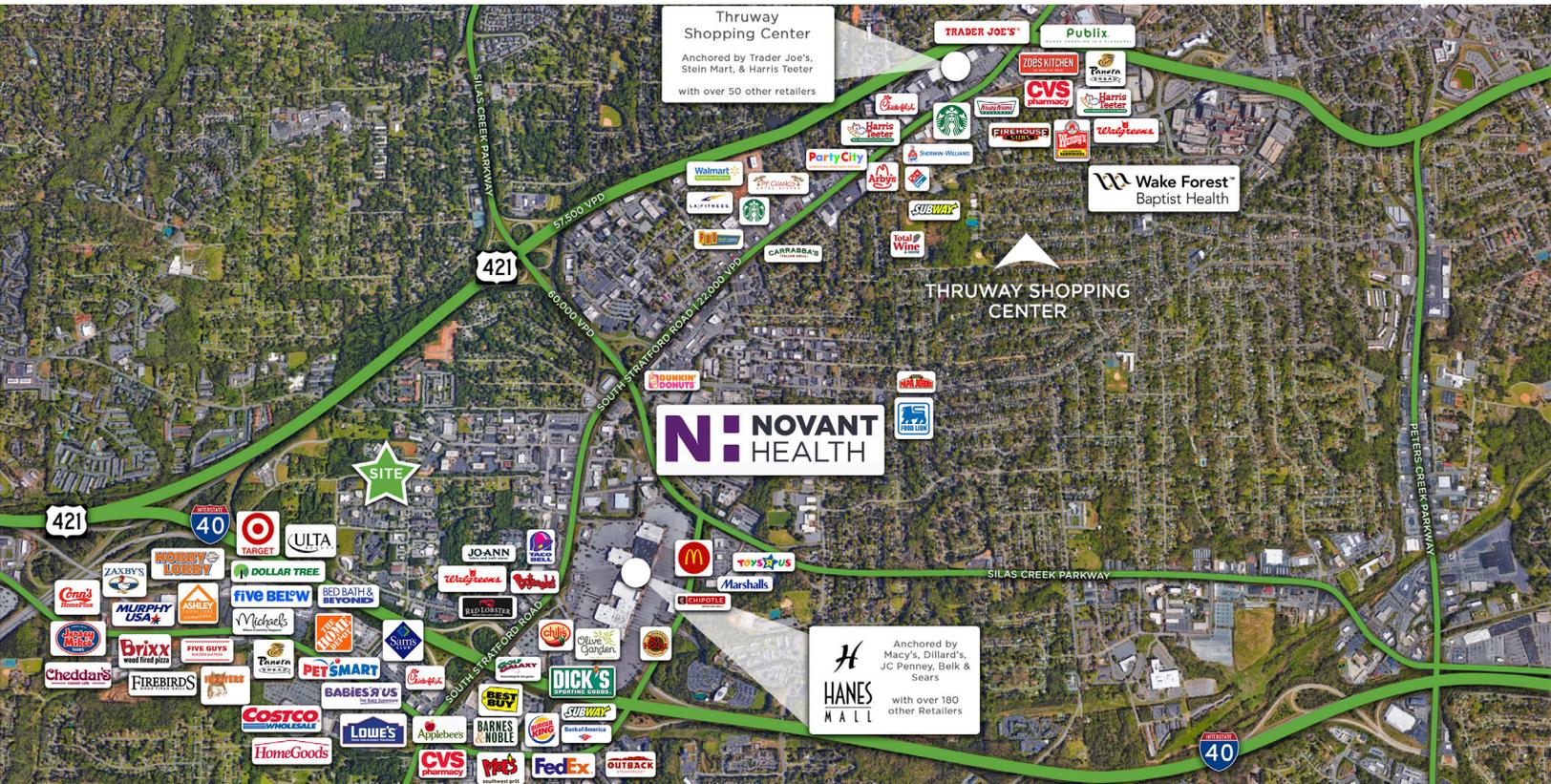
- Built out office(s), bathroom, and reception area
- Leased to a long-term tenant at \$10.50 PSF, Modified Gross
- HOA dues are \$1,200 per year and covers parking lot, dumpster, landscaping, and property sign



CONDO 1332

- 4 offices, bathroom, and reception area on the first floor
- Second floor built out with kitchen/storage cabinets with sink, bathroom, and a hardwired audiovisual system with projection screen
- HOA dues are \$1,200 per year and covers parking lot, dumpster, landscaping, and property sign





PROPERTY INFORMATION

| | | | |
|----------------|---------------------|---------|-------------------------|
| PROPERTY TYPE | Office | FLOORS | 2 |
| AVAILABLE SF ± | 3,430 (1,715/condo) | ROOF | Shingle. Installed 2016 |
| YEAR BUILT | 1983 | PARKING | Surface |
| YEAR RENOVATED | 1999 | ZONING | GO |

PRICING & TERMS

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