# 215 N. BROAD STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

### Linville Team Partners

COMMERCIAL REAL ESTATE



### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail
AVAILABLE SF ±	7,040
SALE PRICE	\$1,095,000
LEASE RATE	\$16.00, NNN

### **DESCRIPTION**

 $\pm 7,040~\rm SF$  retail/office building located on N. Broad Street (13,000 VDP) in downtown Winston-Salem, two blocks from Truist Stadium. This two-story building has great visibility, ample parking, and convenient access to I-40. Property strategically located amidst various restaurant, retailers, and luxury apartments - 229-unit West End Station and upcoming high-end 300-unit Easley. Warm shell ready for redevelopment.



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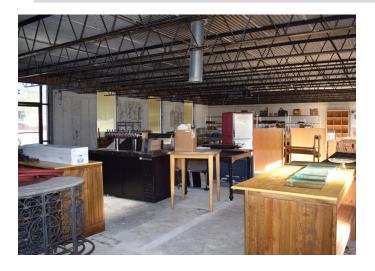
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### **KEY FEATURES**

- ±7,040 SF retail/office building
- · Great visibility, ample parking, and convenient access to I-40
- Located amidst various restaurant, retailers, and luxury apartments
- Sale Price: \$1,095,000
- Lease Rate: \$16.00, NNN



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### PROPERTY INFORMATION

PROPERTY TYPE	Office/Retail	FLOORS	2
AVAILABLE SF ±	7,040	ELEVATOR	No
ACRES	0.44	PARKING	28 Surface
YEAR BUILT	1966	ZONING	НВ

### **PRICING & TERMS**

SALE PRICE	\$1,095,000	LEASE RATE	\$16.00, NNN

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