

215 N. BROAD STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



DOWNTOWN WINSTON-SALEM OFFICE/RETAIL

PROPERTY HIGHLIGHTS

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

DESCRIPTION

±7,040 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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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	HB

PRICING & TERMS

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