

215 N. BROAD STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

DOWNTOWN WINSTON-SALEM OFFICE/RETAIL



RENDERING

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Retail
AVAILABLE SF ±	7,040
SALE PRICE	\$995,000
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.



NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.979.3440

P 336.724.1715

KATIE MEALKA

E Katie@LTPcommercial.com

M 336.473.0206

P 336.724.1715

215 N. BROAD STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

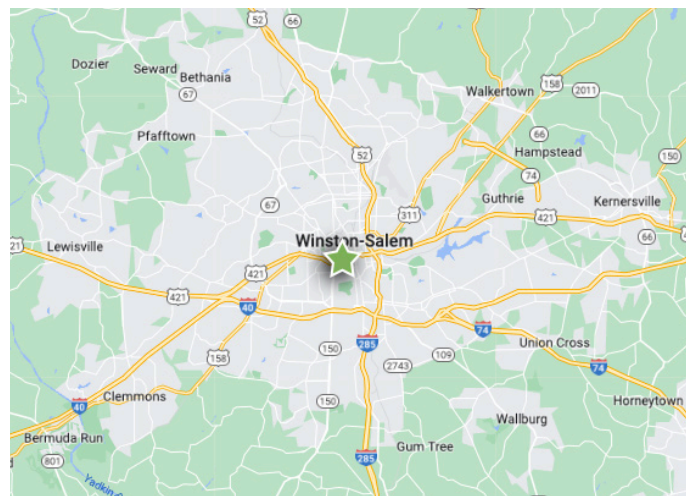
Linville | Team Partners

COMMERCIAL REAL ESTATE



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: \$995,000**
- **Lease Rate: \$16.00, NNN**



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

LTPCOMMERCIAL.COM • 336.724.1715

215 N. BROAD STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



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	\$995,000	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.

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