

# 1405 S. BROAD STREET

FOR SALE | WINSTON-SALEM, NC 27127

Linville | Team Partners

COMMERCIAL REAL ESTATE



±19,044 SF OFFICE FOR SALE

## PROPERTY HIGHLIGHTS

|                |             |
|----------------|-------------|
| PROPERTY TYPE  | Office      |
| AVAILABLE SF ± | 19,044      |
| SALE PRICE     | \$1,900,000 |

## DESCRIPTION

**MOTIVATED SELLER!** Listed well below tax value, this recently renovated office building has a modern upfit and open layout. Located next to downtown's Salem Lake Trail, ample on site parking, and walking distance to new breweries, restaurants, farmers market, and coffee shops. Property consists of approximately 2 acres.



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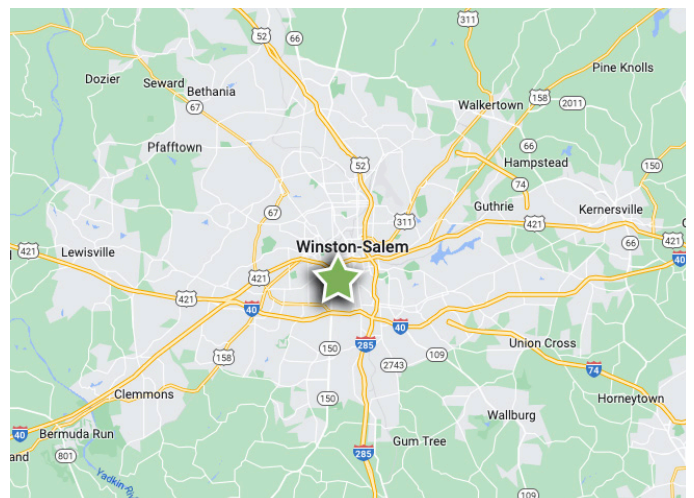
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## KEY FEATURES

- **MOTIVATED SELLER!**
- Recently renovated office building with modern upfit and open layout
- Located next to downtown's Salem Lake Trail with ample on site parking
- Walking distance to new breweries, restaurants, farmers market, and coffee shops



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## PROPERTY INFORMATION

|                |        |          |            |
|----------------|--------|----------|------------|
| PROPERTY TYPE  | Office | FLOORS   | 2          |
| AVAILABLE SF ± | 19,044 | ELEVATOR | Yes        |
| YEAR RENOVATED | 2007   | EXTERIOR | Brick      |
| ACRES          | 1.96   | ROOF     | EPDM       |
| ZONING         | MU-S   | PARKING  | 65 Surface |

## PRICING & TERMS

|            |             |           |             |
|------------|-------------|-----------|-------------|
| SALE PRICE | \$1,900,000 | TAX VALUE | \$2,597,000 |
|------------|-------------|-----------|-------------|

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*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.*



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