

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	\$2,285,280

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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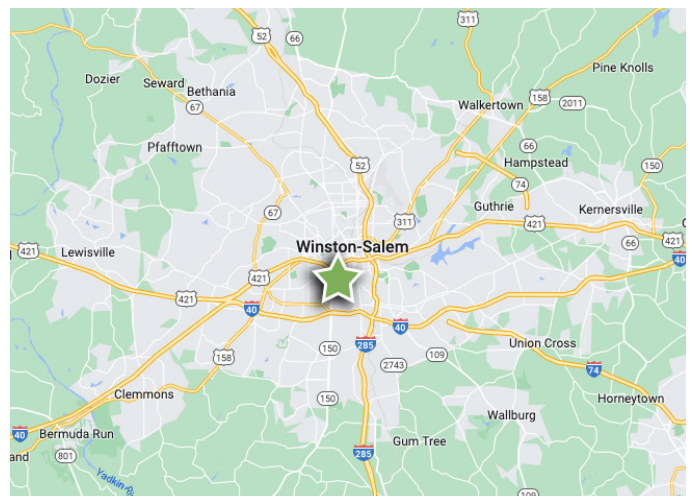
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KEY FEATURES

- **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	\$2,285,280	TAX VALUE	\$2,597,000
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