

# BETHANIA MILL

FOR SALE | 5455 BETHANIA ROAD, WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



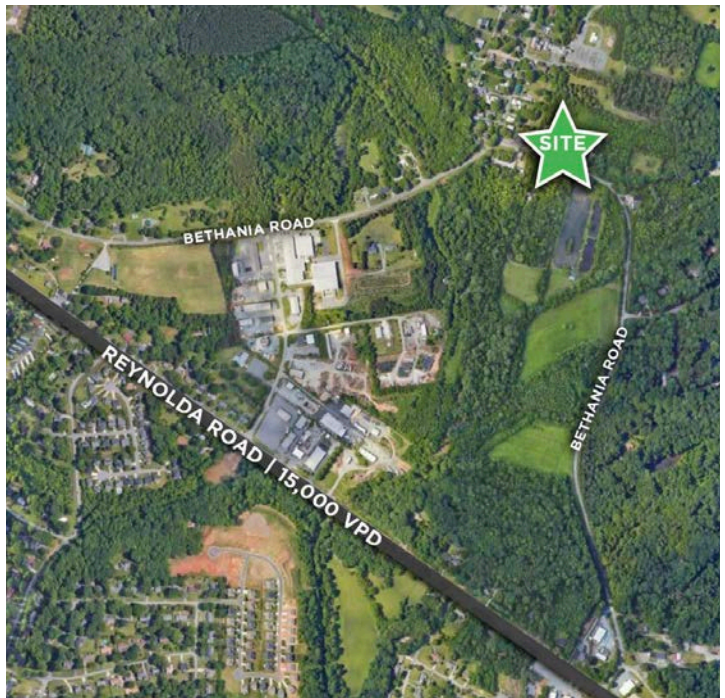
## OWNER/OPERATOR PURCHASE OPPORTUNITY

### PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Office
PROPERTY SUBTYPE	Specialty, Event
AVAILABLE SF ±	15,247
SALE PRICE	\$1,120,000

### DESCRIPTION

This is a rare opportunity to be part of a regional landmark that has become a mainstay of Bethania. Located just 9 miles North of downtown Winston-Salem, Bethania Mill has the distinction of being on the National Register of Historic Places; however, its full renovation in 2008 and additional updates in 2020 have ushered the property into the modern age. The ±15,247 SF property features both professional offices and an event space, including FF&E for functions for approximately 120. Bar/café features caterer's kitchen. This specialty asset captures a variety of possibilities for usage. Potential for additional parking usage across the street.



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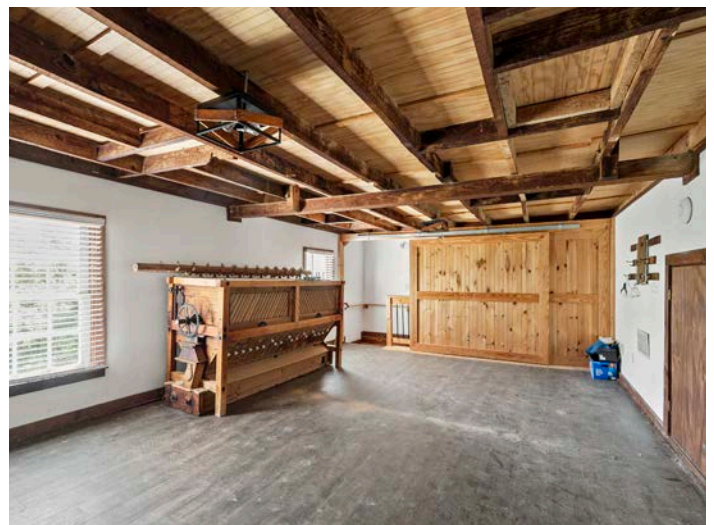
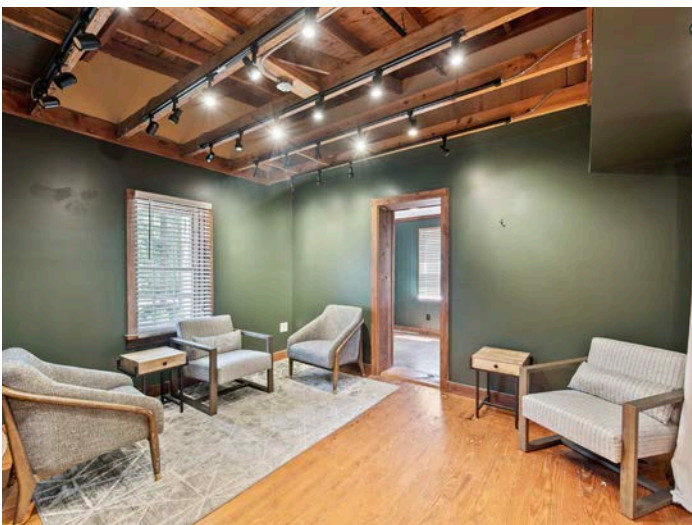
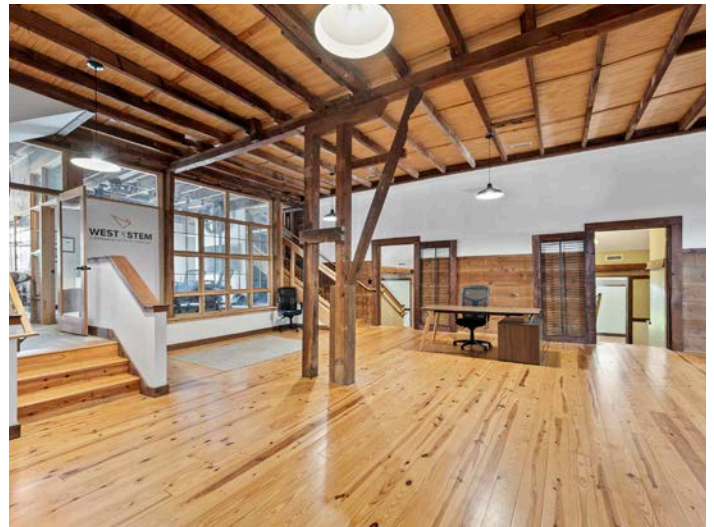
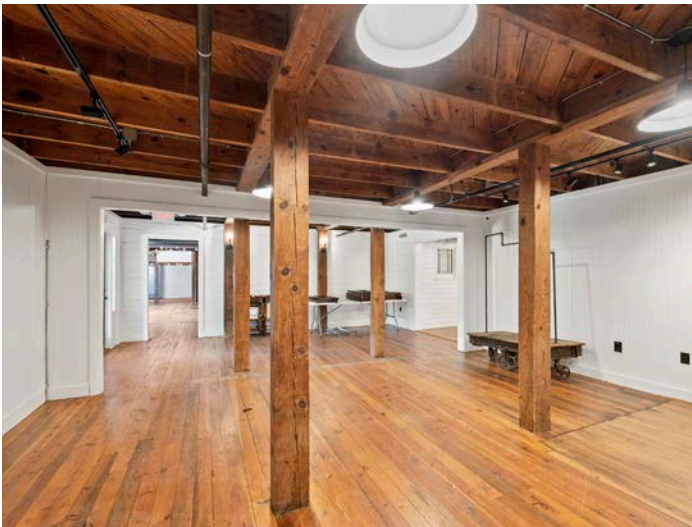
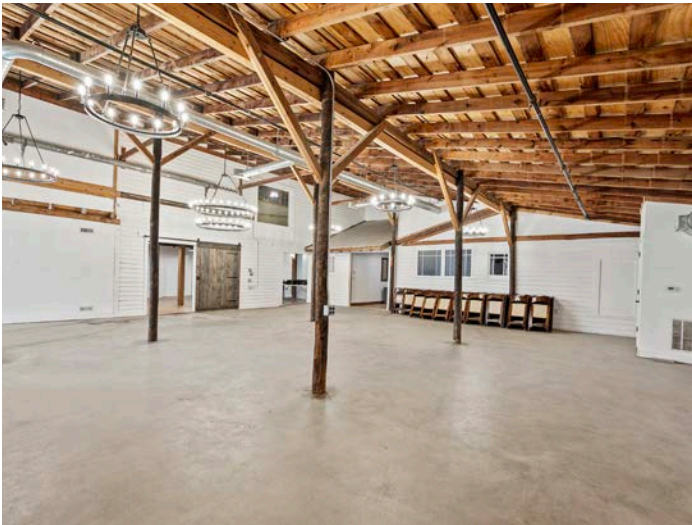


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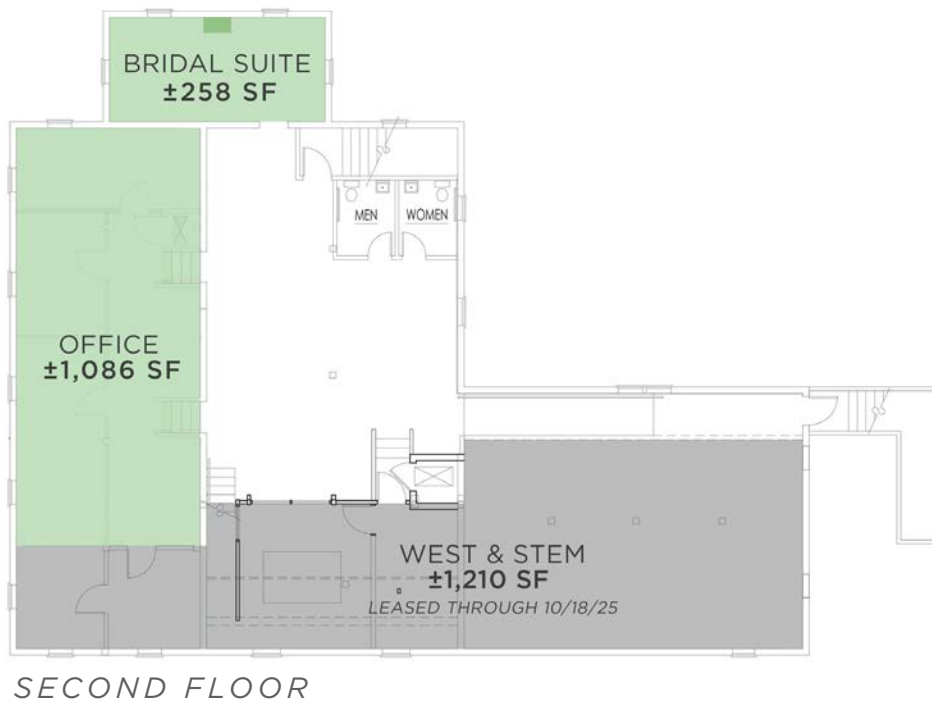
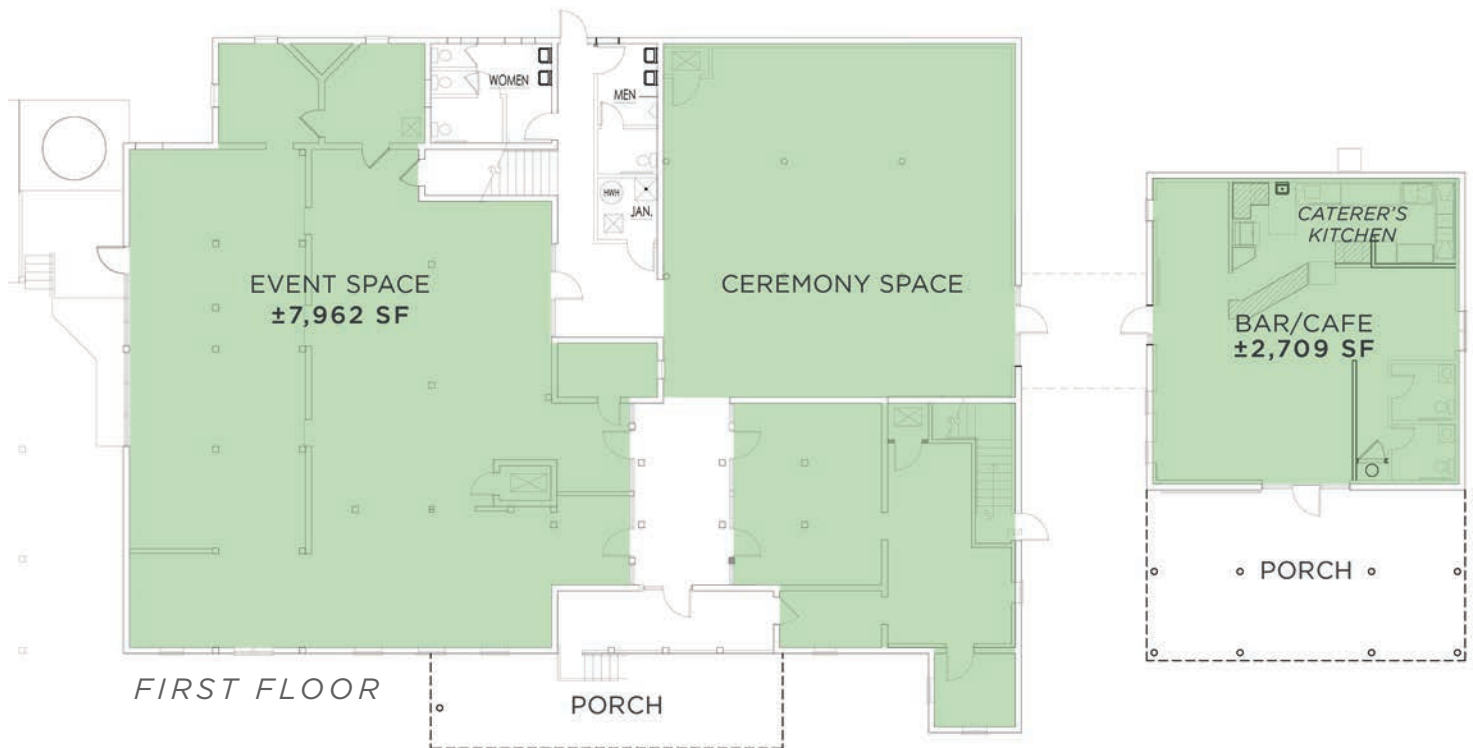


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2007



2020



## HISTORIC BETHANIA

ESTABLISHED IN 1759

Surveyor Christian Philip Gottlieb Reuter designed Bethania to withstand the challenges and dangers of the often hostile frontier landscape during the tumultuous years of the French and Indian Wars. Borrowing from town designs used in Medieval Europe, Reuter clustered the individual home lots in the center of the 2,500 acres that comprised the Bethania and surrounded these residential lots with land segregated into orchard lots, bottom land lots, and upland lots. The town included houses, tradesman shops, a church, school, barns, and gardens. Now more than 250 years later, historic Bethania is the only example of a European style “open field” agricultural village remaining in North Carolina.

This Town Plan, and many of the historic Moravian-influenced buildings of Bethania, has been preserved to the present. An agricultural and trades community by design, Bethania exemplifies Old World planning and New World adaptation. Bethania’s 500-acre Historic District, listed on the National Register of Historic Places, has also received the highly-respected designation of National Historic Landmark.



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## PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office	FLOORS	3
BUILDING SF ±	15,247	RESTROOMS	7
ACRES	1.14	PARKING	65 Surface
YEAR BUILT	1899	WATER/SEWER	Public
YEAR RENOVATED	2008, 2020	AIR/HEAT	Central
ZONING	PB-S	SPRINKLER	Yes

## PRICING & TERMS

SALE PRICE	\$1,120,000
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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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