

75 WAUGHTOWN STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27127

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Flex
AVAILABLE SF ±	3,240
SALE PRICE	\$289,000
LEASE RATE	\$11.50, Modified Gross (\$3,100/Month)

DESCRIPTION

Newly renovated warm shell retail building in Winston-Salem. This centrally located opportunity is directly across the street from UNCSA Campus, walking distance to Salem College, Old Salem, and just minutes drive from downtown Winston-Salem. Ample on site parking, current shell condition, and desirable location make this an ideal property for any number of business uses. New roof and 2 new HVACs coming soon.



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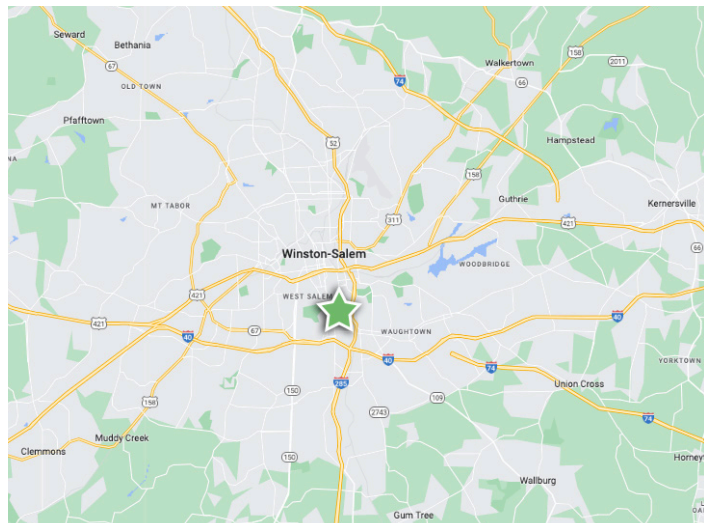
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KEY FEATURES

- 3 minutes from downtown Winston-Salem
- Newly renovated warm shell retail building
- Centrally located, directly across the street from UNCSA Campus
- Walking distance to Salem College, Old Salem, and minutes drive from downtown Winston-Salem
- Ample on site parking



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DISTANCE TO

UNC SCHOOL OF THE ARTS 0.1 miles

OLD SALEM 0.6 miles

SALEM COLLEGE 0.8 miles

DOWNTOWN WINSTON-SALEM 1.7 miles

PROPERTY INFORMATION

PROPERTY TYPE	Retail/Flex	EXTERIOR	Brick/Block
AVAILABLE SF ±	3,240	FLOOR	Concrete
YEAR BUILT	1962	PARKING	6 Surface
YEAR RENOVATED	2023	TAX PIN	6835-40-1105
ACRES	0.17		

PRICING & TERMS

SALE PRICE	\$289,000	LEASE RATE	\$11.50, Modified Gross (\$3,100/Month)
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