

# 853 OLD WINSTON ROAD

FOR SALE/LEASE | SUITE 115, KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,368
SALE PRICE	\$235,000
LEASE RATE	\$2,395/Month, Modified Gross

## DESCRIPTION

±1,368 SF professional services suite in Kernersville Professional Center. The property is centrally located with easy access to Kernersville's S. Main Street and US-421/Salem Parkway, as well as many restaurants and various retail centers. Enter the suite through a reception area and proceed to an open, configurable space with a restroom, breakroom, and private office in the rear. Ample parking on site.



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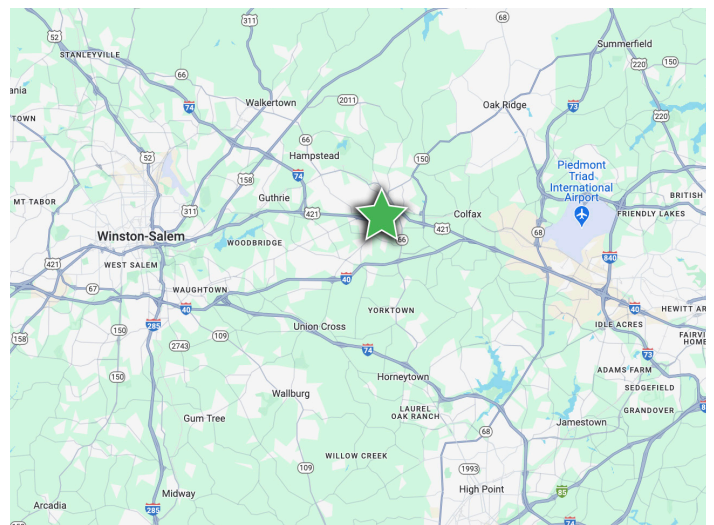
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## KEY FEATURES

- ±1,368 SF professional services suite
- Centrally located
- Enter the suite through a reception area and proceed to an open, configurable space
- Restroom, breakroom, and private office
- Ample parking on site



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## PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	1
AVAILABLE SF ±	1,368	FLOORS	1
YEAR BUILT	2007	EXTERIOR	Brick
VEHICLES PER DAY	12,000	TAX PIN	6876-71-6303

## PRICING & TERMS

SALE PRICE	\$235,000	LEASE RATE	\$2,395/Month, Modified Gross
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