

4404 OLD RURAL HALL ROAD

FOR SALE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



FREESTANDING SINGLE TENANT FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE Retail/Flex

AVAILABLE SF ± 9,315

SALE PRICE \$470,000

DESCRIPTION

±9,315 SF former Family Dollar offers great visibility and ample parking for owner occupant or developer in growing Smith Reynolds Airport submarket. Flexible zoning and below replacement cost pricing provide excellent opportunity.



CALI RICH

E Cali@LTPcommercial.com

M 857.204.8326

P 336.724.1715

AUBREY LINVILLE

E Aubrey@LTPcommercial.com

M 336.345.7300

P 336.724.1715

4404 OLD RURAL HALL ROAD

FOR SALE | WINSTON-SALEM, NC 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Retail/Flex	RESTROOMS	2
AVAILABLE SF ±	9,315	SPRINKLERED	No
ACRES	1.0	PARKING	33 Surface Spaces
YEAR BUILT	2008	TAX PIN	6837-85-4810
ZONING	Pedestrian Business (PB)		

PRICING & TERMS

SALE PRICE	\$470,000
------------	-----------

DESCRIPTION

±9,315 SF former Family Dollar offers great visibility and ample parking for owner occupant or developer in growing Smith Reynolds Airport submarket. Flexible zoning and below replacement cost pricing provide excellent opportunity.

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.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101
LTPCOMMERCIAL.COM • 336.724.1715