

895-897 PETERS CREEK PKWY

FOR SALE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



RENTAL RATES SIGNIFICANTLY BELOW MARKET!

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
BUILDING SF ±	11,000
SALE PRICE	\$870,000
CAP RATE	8.0%
NOI	\$69,599

DESCRIPTION

Significantly below market rental rates in place and all tenants on month-to-month leases (rental rates can be increased quickly). Located in close proximity to downtown Winston-Salem, these multi-tenant buildings have a strong occupancy track record. Great visibility on one of Winston-Salem's busiest thoroughfares. Easy access to Highway 421.



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INCOME				
UNIT SIZE SF ±	PRICE PSF	LEASE END	MONTHLY RENT	ANNUAL GROSS RENT
700	\$12.60	12/31/24	\$735.00	\$8,820
425	\$20.47	MTM	\$725.00	\$8,700
875	\$6.70	MTM	\$488.25	\$5,859
425	\$11.29	MTM	\$400.00	\$4,800
350	\$13.71	MTM	\$400.00	\$4,800
1100	\$5.45	MTM	\$500.00	\$6,000
1160	\$13.45	MTM	\$1,300.00	\$15,600
600	\$14.50	MTM	\$725.00	\$8,700
900	\$8.65	MTM	\$649.00	\$7,788
450	-	MTM	-	-
425	\$12.00	MTM	\$425.00	\$5,100
425	\$12.71	MTM	\$450.00	\$5,400
500*	\$13.20*	MTM*	\$550.00*	\$6,600*
600	\$13.65	MTM	\$682.50	\$8,190
450	\$14.00	MTM	\$525.00	\$6,300
450	\$10.67	MTM	\$400.00	\$4,800
TOTAL			\$8,954.75	\$107,457.00

*proforma - landlord in talks with new tenant for this unit

EXPENSES	
Taxes (2023)	\$10,254
Insurance	\$3,426
Gas	\$643
Water	\$1,479
Electric	\$14,507
Maintenance & Repair	\$2,155
Dumpster Rental	\$2,541
Janitorial	\$2,894
TOTAL	\$37,898

INVESTMENT DETAILS	
Gross Rental Income	\$107,457
Total Expenses	\$37,898
NOI	\$69,559
Price	\$870,000
CAP Rate	8.00%

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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