

# 435 WEST END BLVD.

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE

WELL-LOCATED RETAIL/OFFICE!



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Office
AVAILABLE SF ±	5,776
SALE PRICE	\$695,000
LEASE RATE	\$15.00, Modified Gross

## DESCRIPTION

Wonderful opportunity for retail or office space in the vibrant West End neighborhood of Winston-Salem! This is a stand-alone building with parking in the front and the rear. The space is ±5,776 SF, split over 2 floors. The main level features a large showroom/retail area, 3 private offices, ample storage, and 2 restrooms. The lower level has been used for storage of merchandise and supplies. It has a drive-in door, high ceilings, and is plumbed for a restroom. Great visibility from the street. This area is downtown adjacent and has experienced significant growth and development. Neighbors include: Boho Depot, Blowouts & Bubbles, Bellissima, Louie & Honey's Kitchen, etc.



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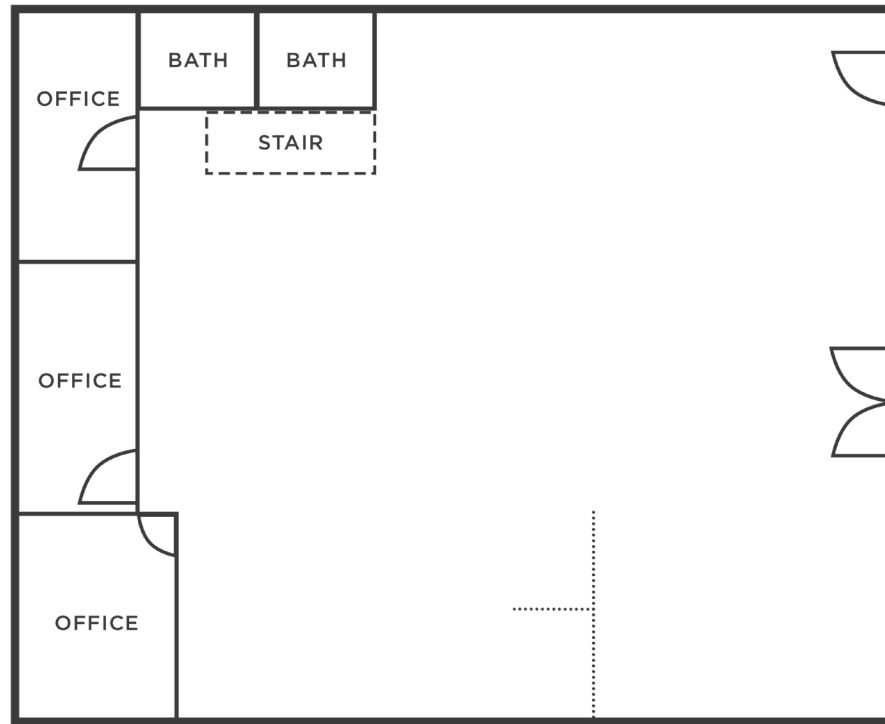
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## PROPERTY INFORMATION

PROPERTY TYPE	Retail/Office	FLOORS	2
AVAILABLE SF ±	5,776	RESTROOMS	3
ACRES	0.19	ELEVATOR	No
YEAR BUILT	1955	PARKING	Onsite
ZONING	PB	TAX PIN	6825-78-7584

## PRICING & TERMS

SALE PRICE	\$695,000	LEASE RATE	\$15.00, Modified Gross
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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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