

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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POTENTIAL SPACE RENDERINGS



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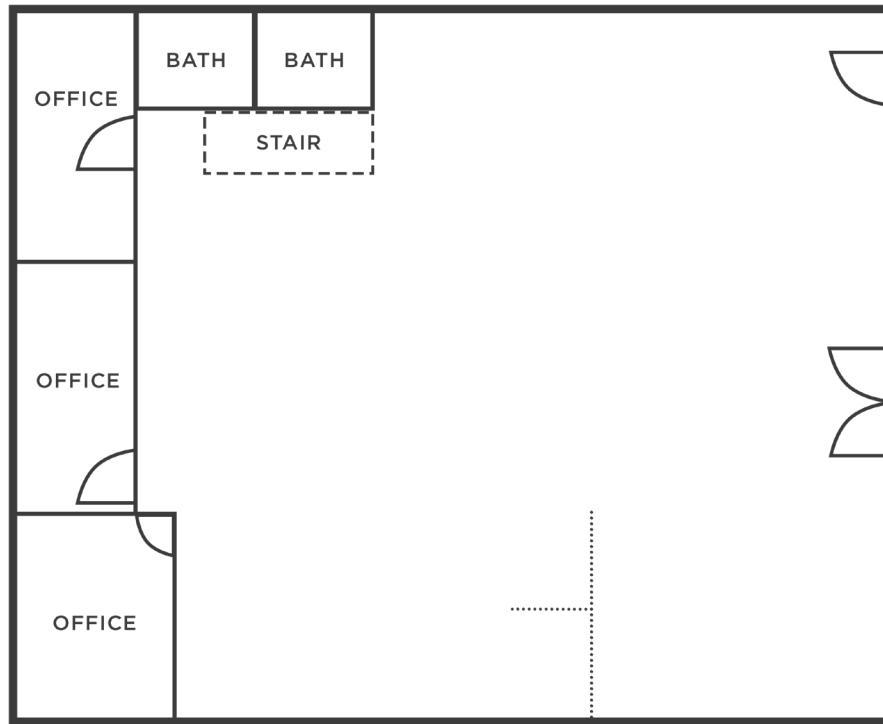
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PROPERTY INFORMATION

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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