

# 3350 VALLEY ROAD

FOR SALE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	1,512
SALE PRICE	\$284,000

## DESCRIPTION

Charming office for sale off of Yadkinville Road, near Reynolda Road. The stand-alone building is ±1,512 SF and features a full kitchen, great natural light, extra office space upstairs, and basement storage. Convenient location close to restaurants, retail, the future extension of I-74/Winston Salem Beltway, and Wake Forest University. Storage building to convey with sale of the property.



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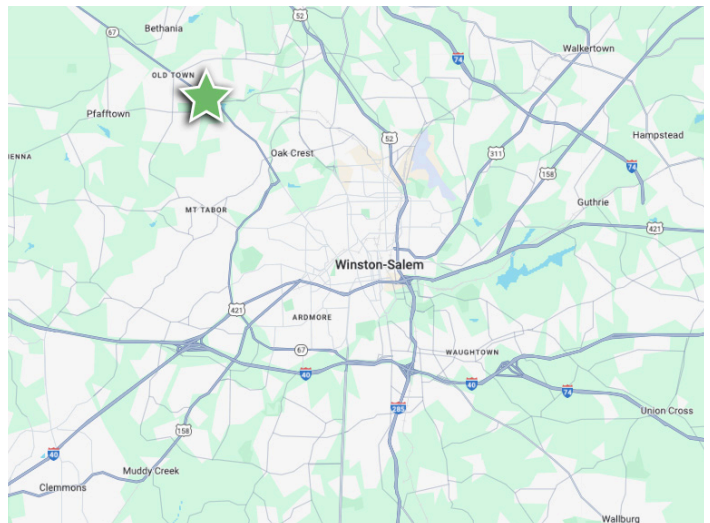
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## KEY FEATURES

- Office for sale off of Yadkinville Road near Reynolda Road
- ±1,512 SF stand-alone building
- Features a full kitchen, great natural light, extra office space upstairs, and basement storage
- Convenient location close to restaurants, retail, and the future extension of I-74/Winston Salem Beltway
- Storage building to convey with sale of the property



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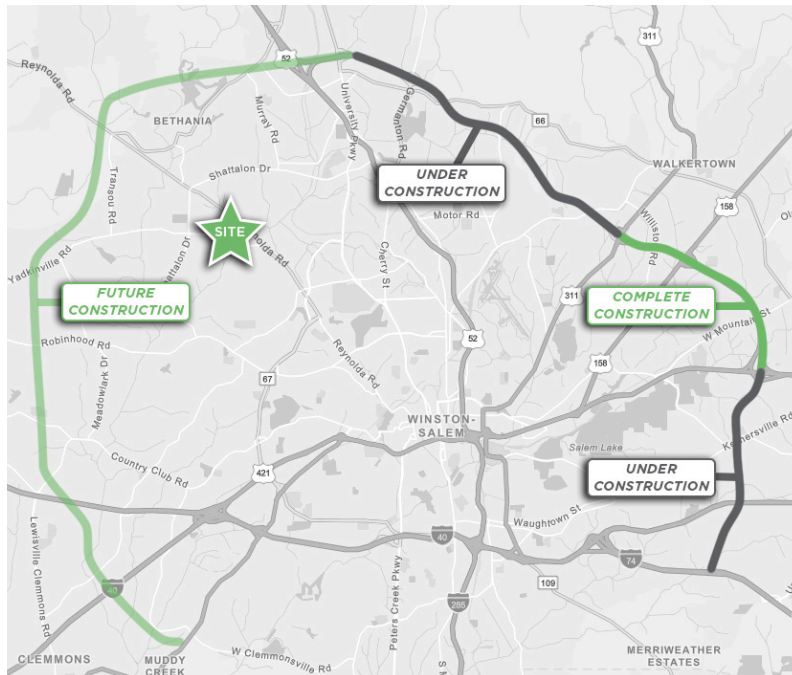
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## WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.

## PROPERTY INFORMATION

PROPERTY TYPE	Office	RESTROOMS	2
AVAILABLE SF ±	1,512	ROOF	Shingles
ACRES	0.34	EXTERIOR	Vinyl
YEAR BUILT/RENOVATED	1996/2008	PARKING	8 Surface Spaces
ZONING	GB-S	TAX PIN	6817-06-9909

## PRICING & TERMS

SALE PRICE	\$284,000
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