

# 631 & 633 N. TRADE STREET

FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail
AVAILABLE SF ±	5,167
SALE PRICE	\$1,095,000

## DESCRIPTION

Fantastic retail property available on vibrant North Trade Street in downtown Winston-Salem! This sale includes 631 and 633 North Trade Street for a total of ±5,167 SF, spread over 2 floors. An income producing tenant occupies the first floor of 631 Trade. The property features hardwood floors, high ceilings, and versatile layouts. There is on-site surface parking and patio/garden space. Located in the heart of the Arts District and surrounded by restaurants, entertainment, and retail. Walkable to all that downtown has to offer!



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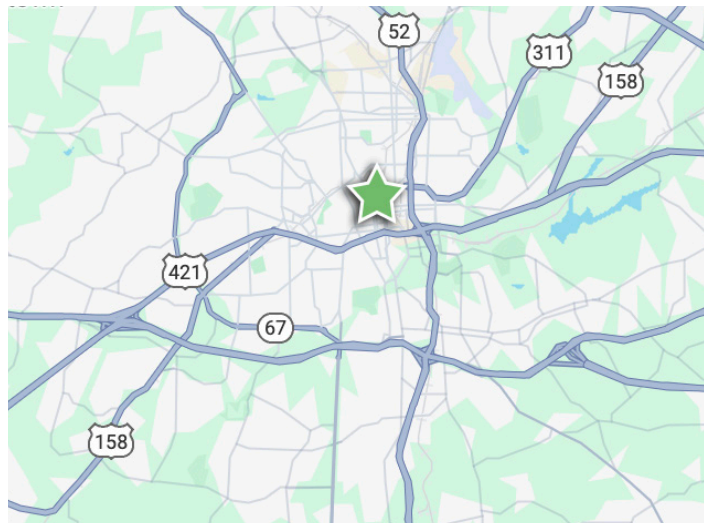
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## KEY FEATURES

- ±5,167 SF retail space in downtown
- Located in the heart of the Arts District
- Hardwood floors, high ceilings, and versatile layouts
- On-site surface parking and patio/garden space
- Surrounded by restaurants, entertainment, and retail



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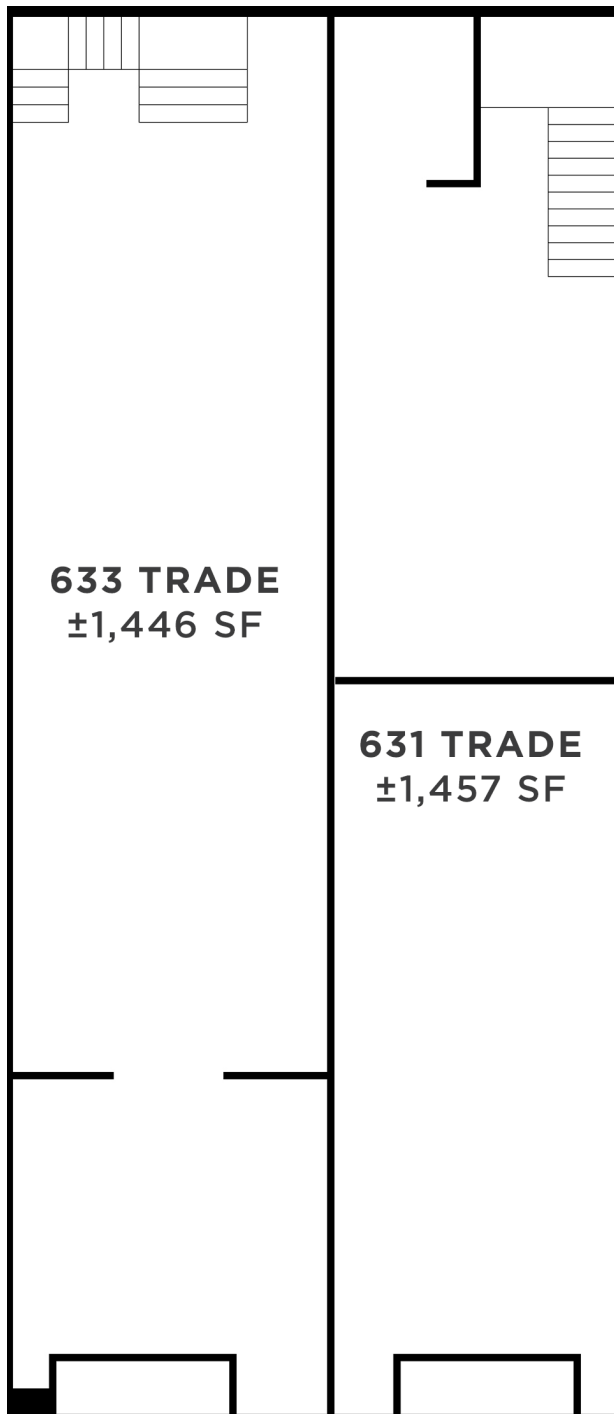
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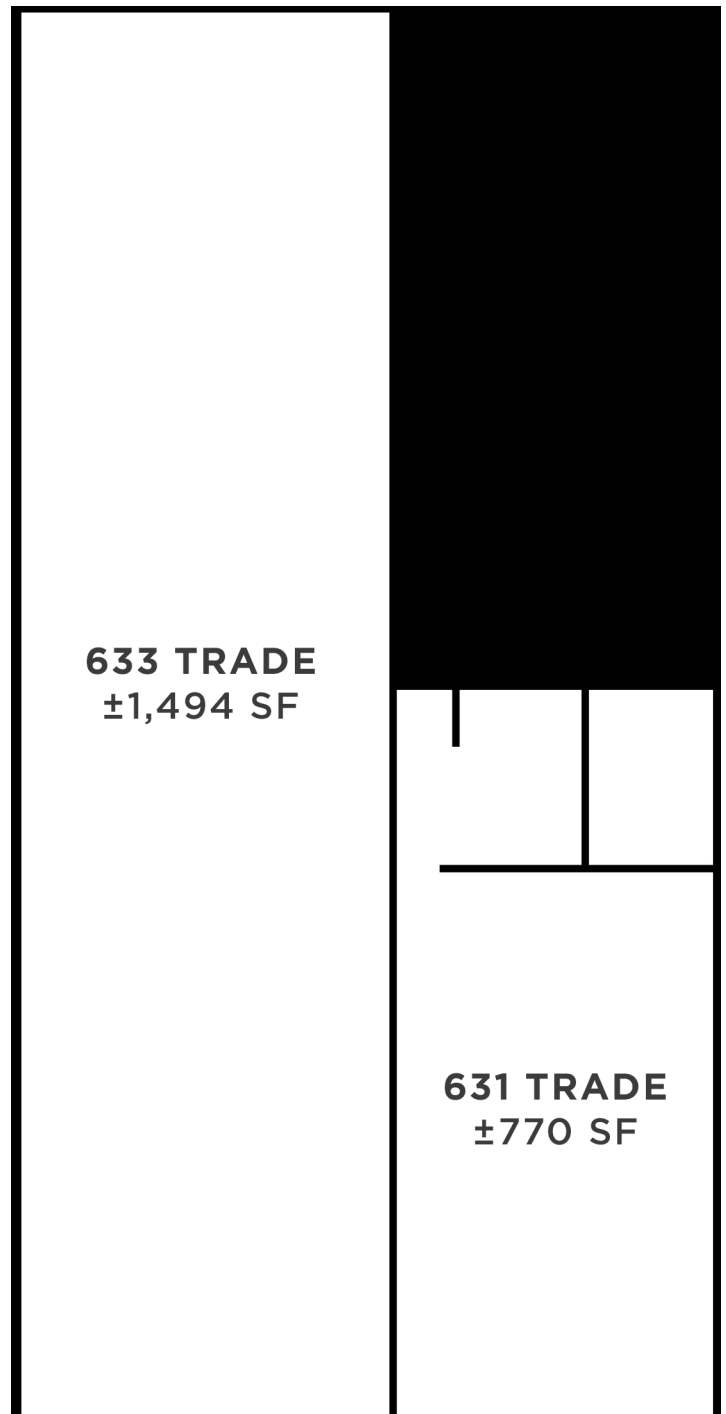
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*FIRST FLOOR*



*SECOND FLOOR*

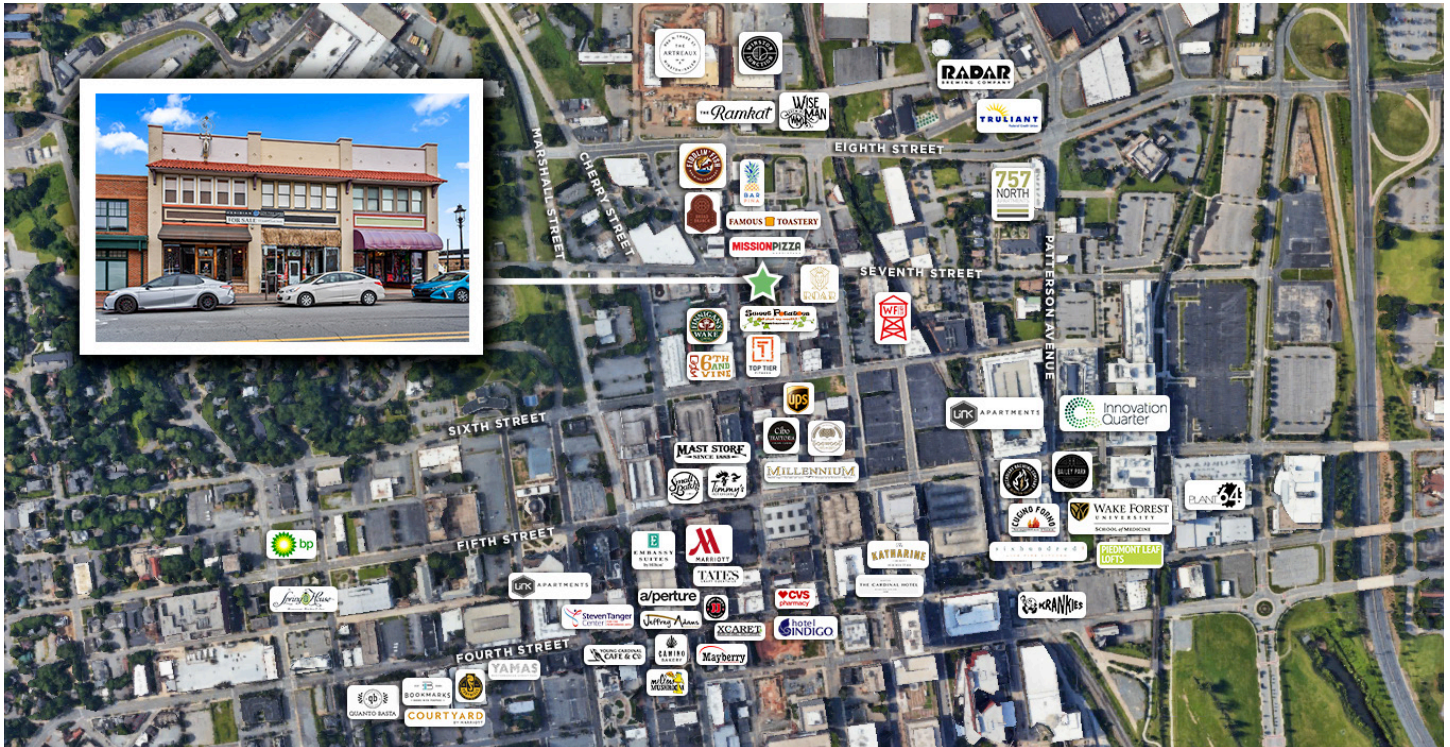


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## PROPERTY INFORMATION

PROPERTY TYPE	Retail	FLOORS	2
AVAILABLE SF ±	5,167	FLOORING	Hardwood
ACRES	0.46	BUILDING EXTERIOR	Brick/Block
YEAR BUILT/RENOVATED	1907/2002	ROOF TYPE	Flat
PARKING	Available	ZONING	CB WO

## PRICING & TERMS

SALE PRICE	\$1,095,000
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