

726 N. CHERRY STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



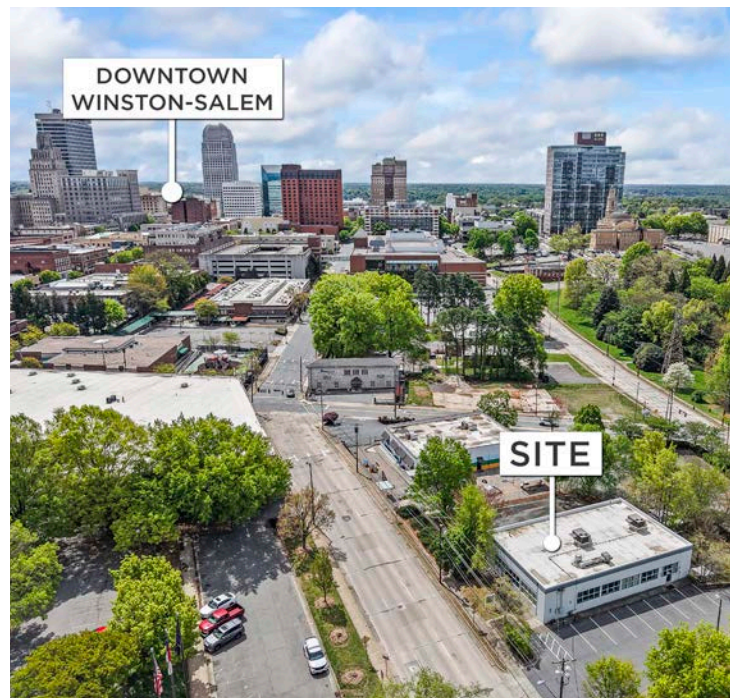
OFFICE SPACE IN DOWNTOWN WINSTON-SALEM

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	4,000 - 8,000
SALE PRICE	\$1,375,000
LEASE RATE	\$17.00, Modified Gross

DESCRIPTION

Fantastic stand-alone office building in downtown Winston-Salem! The building is ±8,000 SF spread over 2 levels. It features a lobby/reception area, several private offices, large open work areas, an elevator, a break room, and ample storage. Great surface parking, large exterior courtyard, and a versatile floorplan. Formerly a daycare, but could easily accommodate a variety of office uses.



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EXTERIOR UPDATE POTENTIAL WITH ACCEPTABLE LEASE



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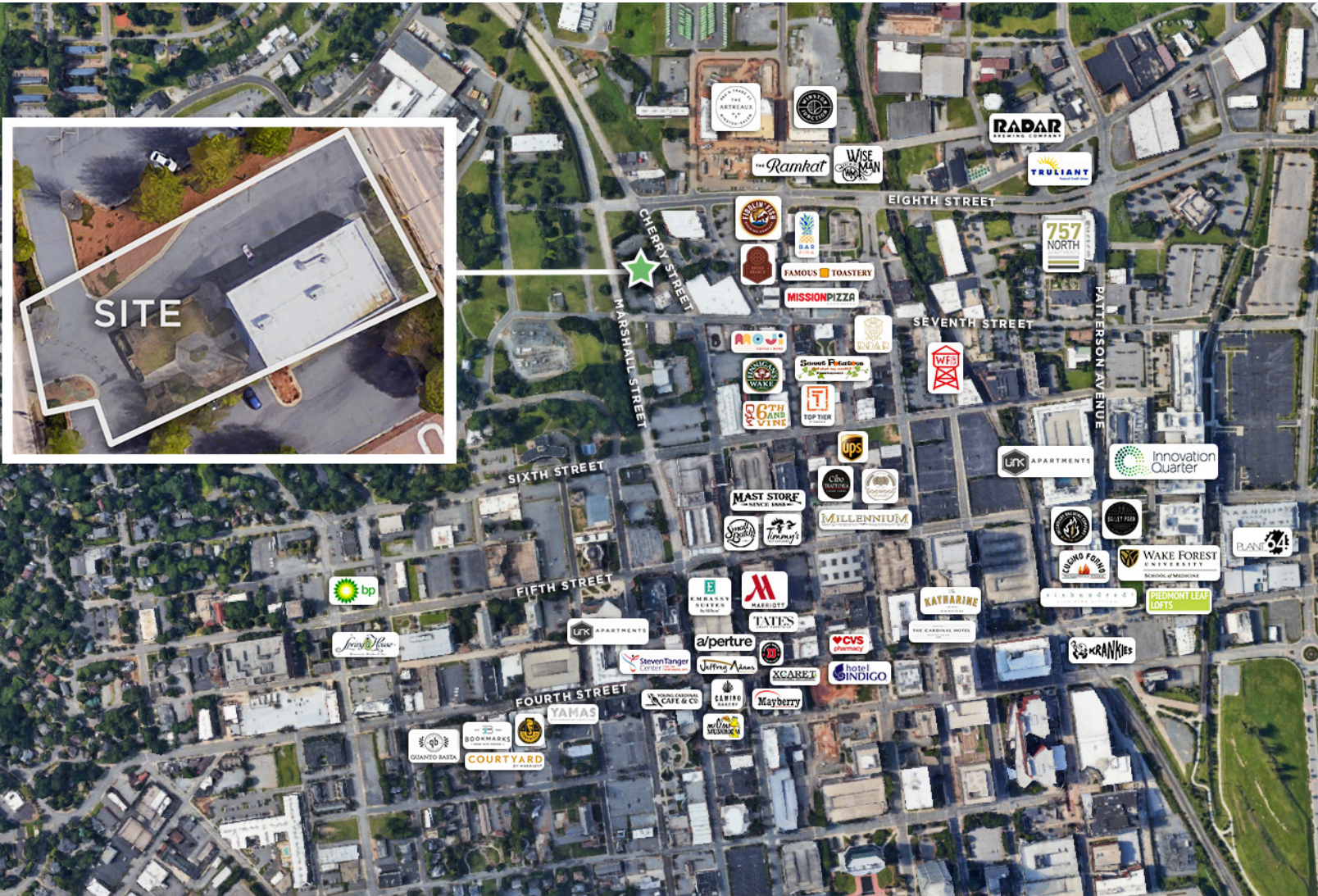
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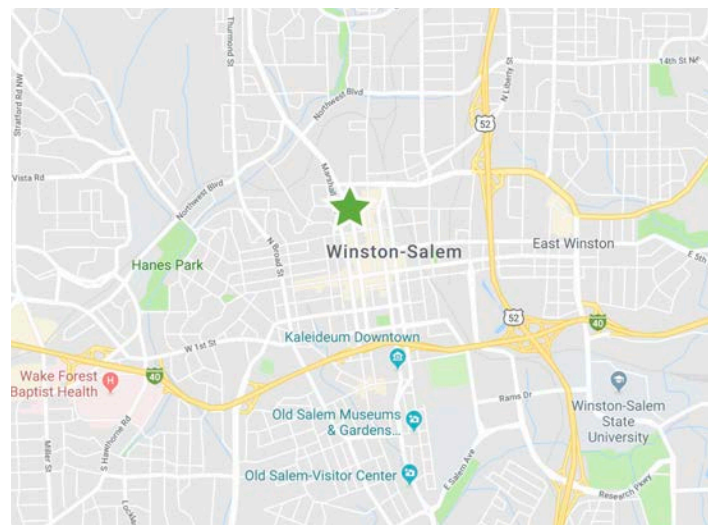
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KEY FEATURES

- Stand-alone office building in downtown Winston-Salem
- ±4,000 - 8,000 SF available
- Features a lobby/reception area, several private offices, large open work areas, an elevator, a break room, and ample storage
- Surface parking
- Large exterior courtyard



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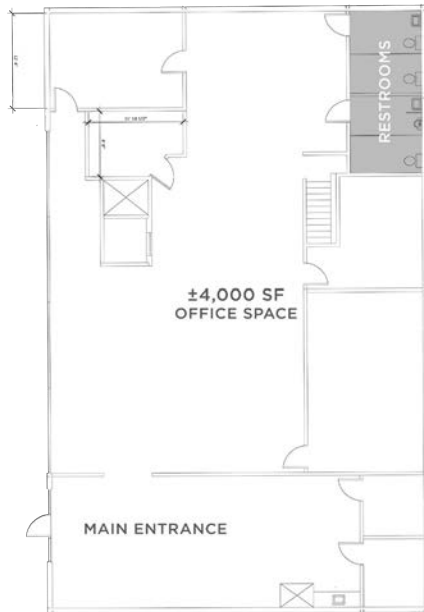
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UPPER LEVEL



LOWER LEVEL



PROPERTY INFORMATION

PROPERTY TYPE	Office	EXTERIOR	Masonry
AVAILABLE SF ±	4,000 - 8,000	CEILING HEIGHT ±	9.8'
PARKING	Surface	ROOF TYPE	Flat
YEAR BUILT	1962	FLOORING	Carpet/tile
YEAR REMODELED	2014	ZONING	CB

PRICING & TERMS

SALE PRICE	\$1,375,000	LEASE RATE	\$17.00, Modified Gross
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