

726 N. CHERRY STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



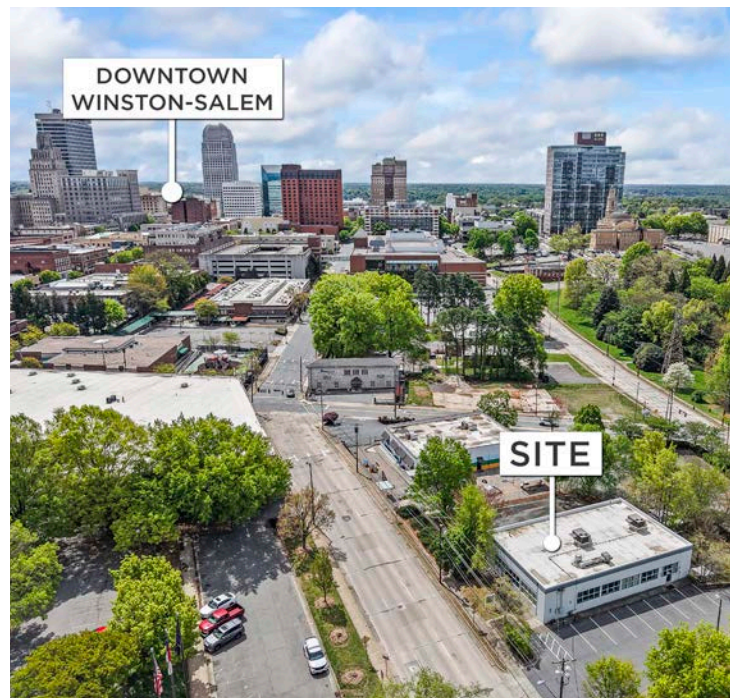
OFFICE SPACE IN DOWNTOWN WINSTON-SALEM

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office/Medical
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 with ample surface parking! The building is ±8,000 SF spread over 2 levels with an elevator. It features a lobby/reception area, private offices, large open work areas, breakroom, ample storage, plumbing throughout, and washer/dryer hook ups. Large exterior fenced courtyard. Versatile floor plan that could easily accommodate a variety of office or medical uses.



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EXTERIOR UPDATE POTENTIAL WITH ACCEPTABLE LEASE



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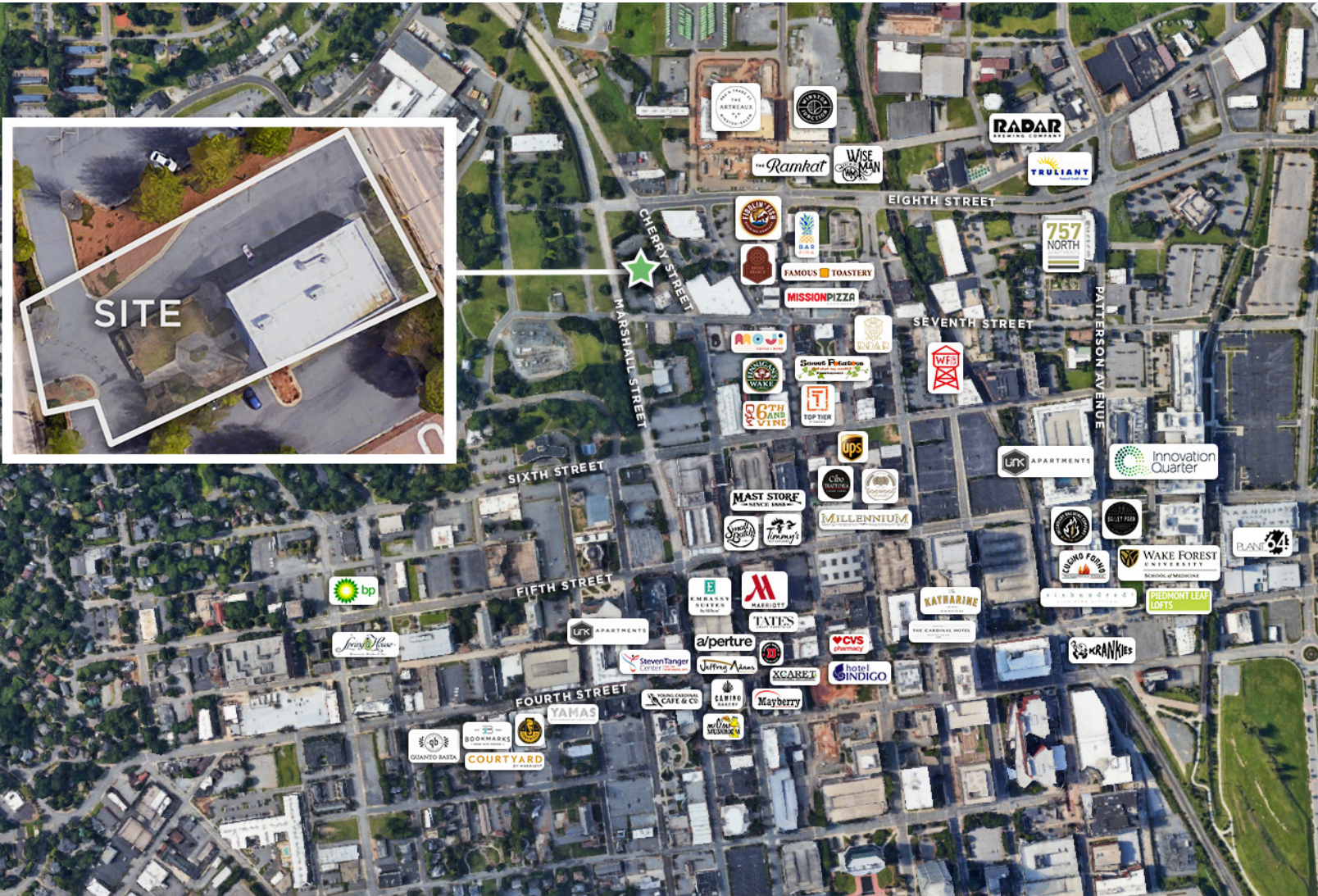
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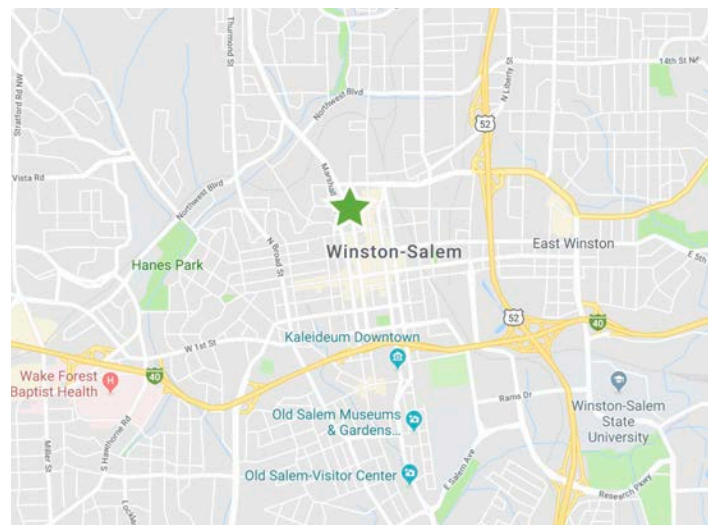
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KEY FEATURES

- Fantastic stand-alone office building in
- Ample surface parking
- ±8,000 SF spread over 2 levels with an elevator
- Features a lobby/reception area, private offices, large open work areas, breakroom, ample storage
- Large exterior fenced courtyard
- Versatile floor plan



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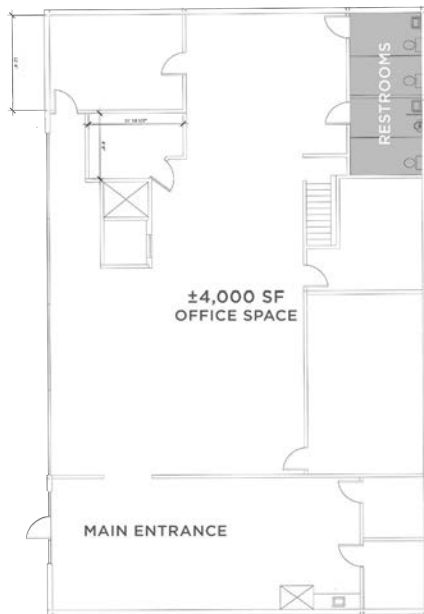
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UPPER LEVEL



LOWER LEVEL



PROPERTY INFORMATION

PROPERTY TYPE	Office/Medical	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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