

# 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	\$1,400,000
LEASE RATE	\$17.75, 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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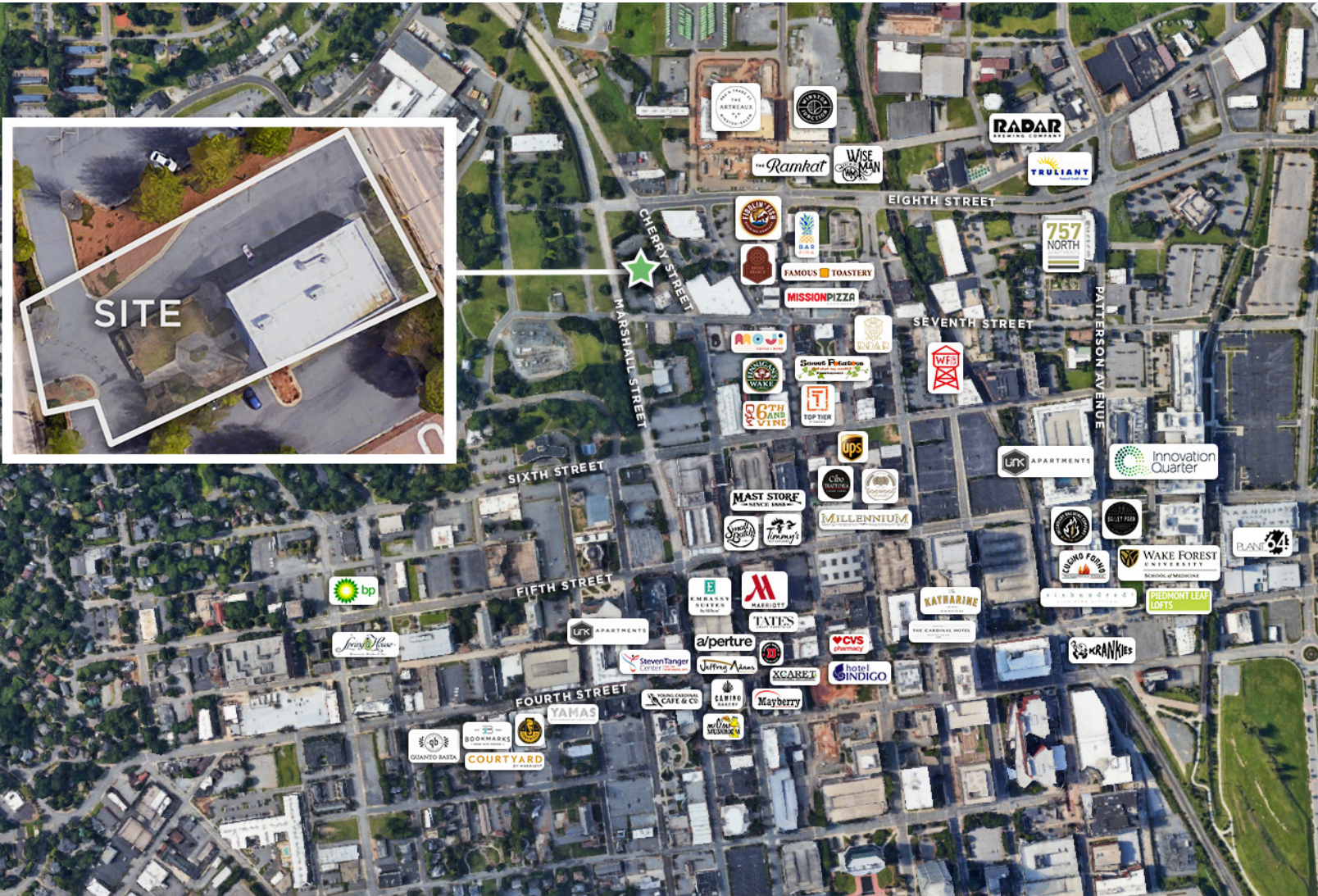


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## KEY FEATURES

- 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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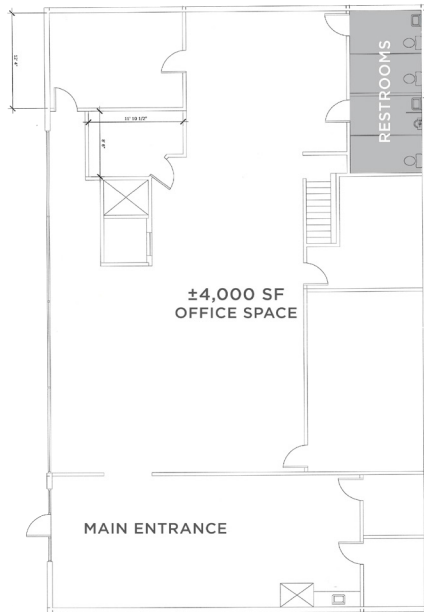
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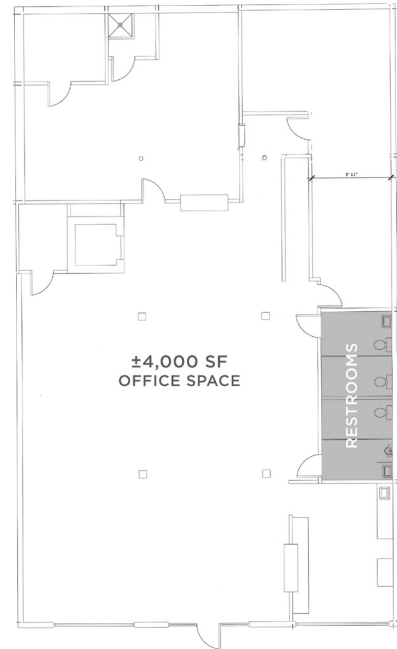
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## UPPER LEVEL



## 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	\$1,400,000	LEASE RATE	\$17.75, Modified Gross
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*The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.*

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