

726 N. CHERRY STREET

OFFICE BUILDING **FOR SALE / LEASE**

726 N. CHERRY STREET
WINSTON-SALEM, NC 27101

PROPERTY DESCRIPTION

Fantastic stand-alone office building in downtown Winston-Salem! The building is $\pm 8,000$ 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 floor plan. Formerly a daycare, but could easily accommodate a variety of office uses.

OFFERING SUMMARY

Sale Price	\$1,375,000
Lease Rate	\$16.75 SF/yr (MG)
Available SF	$\pm 4,000$ - 8,000 SF
Building Size	$\pm 8,000$ SF

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

726 N. CHERRY STREET

OFFICE BUILDING **FOR SALE / LEASE**



Courtyard Rendering



Facade Rendering



Facade Rendering

Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

726 N. CHERRY STREET

OFFICE BUILDING **FOR SALE / LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

726 N. CHERRY STREET

L | T

OFFICE BUILDING **FOR SALE / LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

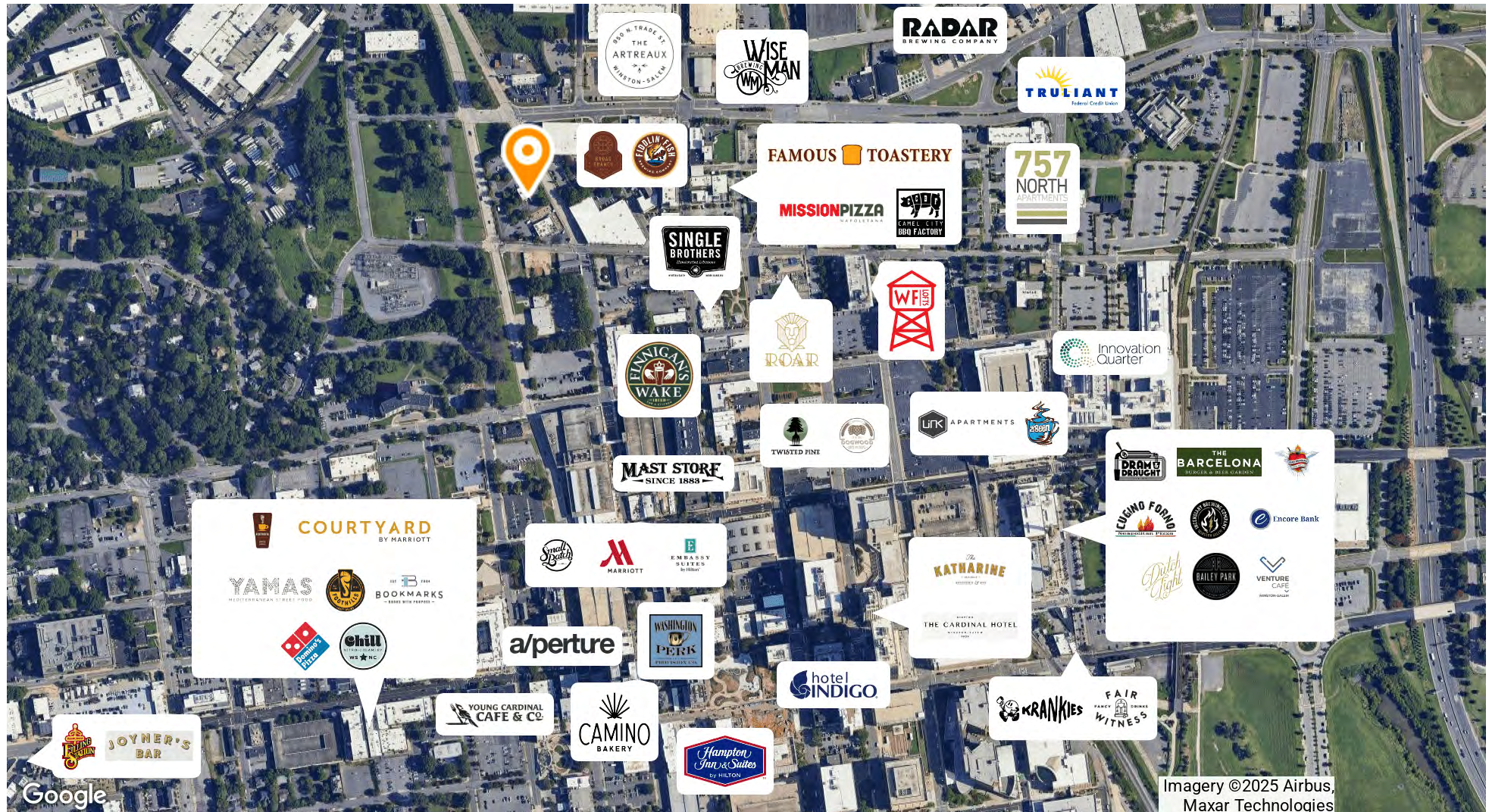
Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

726 N. CHERRY STREET

OFFICE BUILDING FOR SALE / LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

726 N. CHERRY STREET

OFFICE BUILDING FOR SALE / LEASE

MAIN LEVEL



LOWER LEVEL



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners

COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

L | T

726 N. CHERRY STREET

OFFICE BUILDING **FOR SALE / LEASE**



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Nick Gonzalez

336.724.1715

nick@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

726 N. CHERRY STREET

OFFICE BUILDING **FOR SALE / LEASE**

LOCATION INFORMATION

Street Address	726 N. Cherry Street
City, State, Zip	Winston-Salem, NC 27101

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	CB
Building Size	±8,000 SF
Ceiling Height	9.8 ft
Year Built	1962
Year Last Renovated	2014
Parking Type	Surface
Roof	Flat
Floor Coverings	Carpet/Tile
Exterior Walls	Masonry



SALE PRICE: \$1,375,000
LEASE RATE: \$16.75 SF/YR
(MG)

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Nick Gonzalez

336.724.1715
nick@ltpcommercial.com

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.

Linville | Team Partners
COMMERCIAL REAL ESTATE