

330 W. 27TH STREET

FOR SALE | WINSTON-SALEM, 27105

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Flex
AVAILABLE SF ±	12,272
SALE PRICE	\$825,000

DESCRIPTION

Great industrial/flex property just north of downtown Winston-Salem! The building is ±12,272 SF with ±9,430 SF on the main level and ±2,842 SF on the lower level. The main level includes 2 dock doors, 3 restrooms, office space, and ample storage. The lower level has a private entrance, 2 restrooms, break room, and office/storage space. Surface parking is available in front. Recent improvements include roof repairs on west roof, replacement of east roof, replacement of exterior underground drainage at rear of building, trees trimmed, and abated floor tile in 3 interior locations. Located 1.2 miles from US-52, 4 miles from US-421/Salem Parkway, and 6 miles from I-40.



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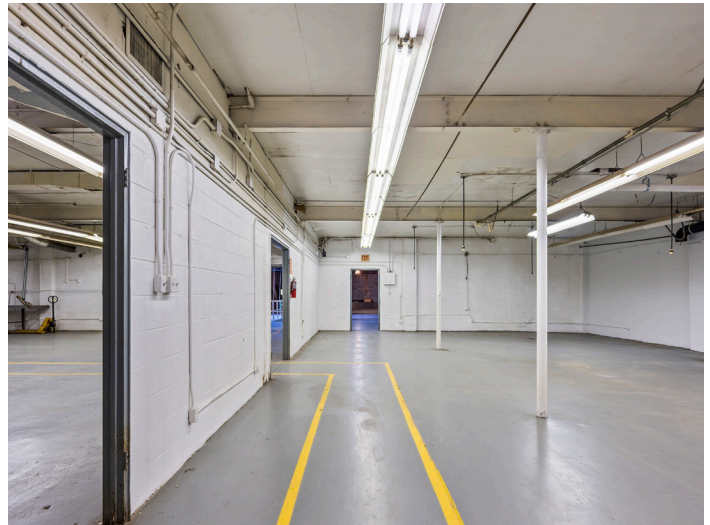
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KEY FEATURES

- Near downtown Winston-Salem
- ±12,272 SF across two levels
- Includes 2 dock doors, 5 restrooms, office space, and ample storage
- Surface parking available
- Recent roof repairs/replacements
- Located 1.2 miles from US-52, 4 miles from US-421/Salem Parkway, and 6 miles from I-40

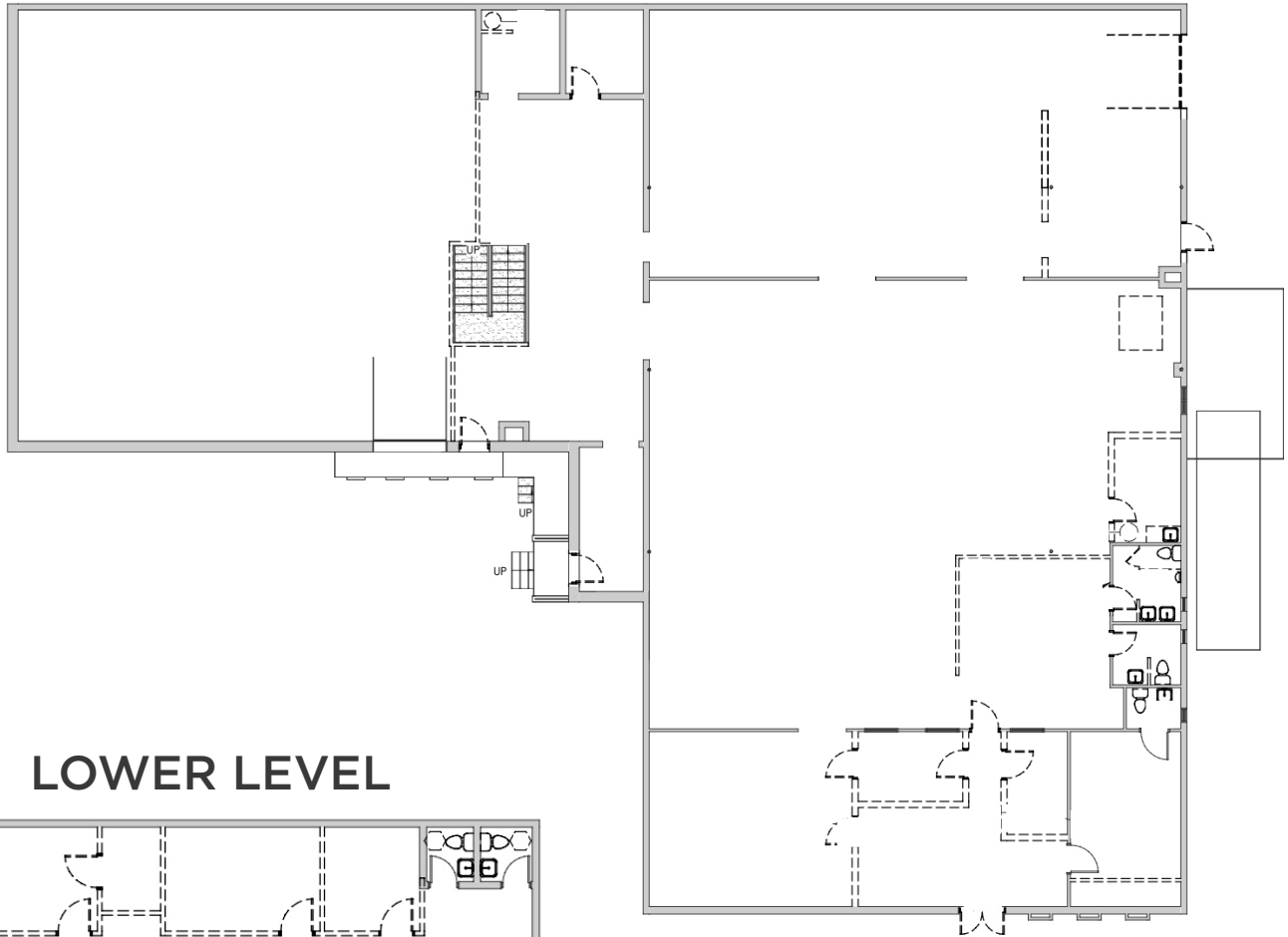


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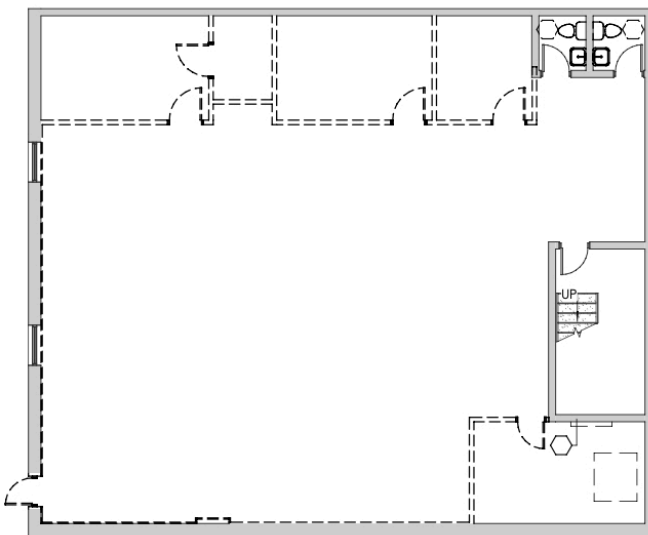
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FLOOR PLAN

MAIN LEVEL



LOWER LEVEL



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PROPERTY INFORMATION

PROPERTY TYPE	Industrial/Flex	RESTROOMS	5
AVAILABLE SF ±	12,272	BUILDING EXTERIOR	Brick/Block
FLOORS	2	ROOF TYPE	Flat
YEAR BUILT	1957/1965	FLOORING	Concrete
PARKING	Surface	ZONING	HB

PRICING & TERMS

SALE PRICE \$825,000

DESCRIPTION

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