

# 7843 NORTH POINT BLVD.

FOR SALE/LEASE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



RESTAURANT INVESTMENT AVAILABLE

## PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail, Restaurant
AVAILABLE SF ±	4,973
SALE PRICE	\$1,200,000
LEASE RATE	\$6,800/Month, NNN

## DESCRIPTION

Great opportunity to purchase or lease a second-generation restaurant space! This ±1.08 AC property features a ±4,973 SF building with 82 parking spaces and a 150-person occupancy capacity. The kitchen includes three hoods, a prep area, dishwashing station, two walk-in refrigerators, a walk-in freezer, a large supply room, and two offices. There are two dining rooms, one of which is private. Conveniently located just north of downtown and close to Wake Forest University. Kitchen equipment, FF&E, and existing business are negotiable and not included in the sale or lease price.



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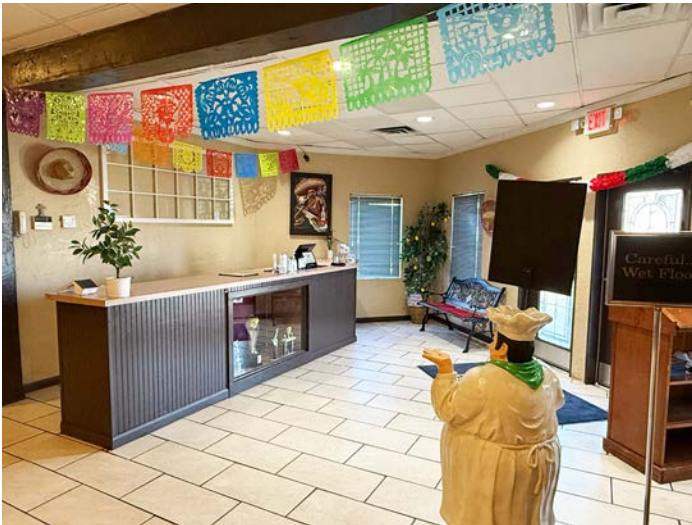
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80+ PARKING SPACES

## PROPERTY INFORMATION

PROPERTY TYPE	Retail, Restaurant	YEAR BUILT	1983
AVAILABLE SF ±	4,973	PARKING	82 Surface Spaces
ACRES	1.08	VEHICLES PER DAY	18,000
ZONING	GB	TAX PIN	6827-35-4986

## PRICING & TERMS

SALE PRICE	\$1,200,000	LEASE RATE	\$6,800/Month, NNN
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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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