

895-897 PETERS CREEK PKWY

FOR SALE | WINSTON-SALEM, NC 27103

Linville | Team Partners

COMMERCIAL REAL ESTATE



OFFICE BUILDINGS WITH SIGNIFICANT UPSIDE

PROPERTY HIGHLIGHTS

| | |
|---------------|-----------|
| PROPERTY TYPE | Office |
| BUILDING SF ± | 11,000 |
| SALE PRICE | \$895,000 |
| NOI | \$81,994 |
| CAP RATE | 9.16% |

DESCRIPTION

Located in close proximity to downtown Winston-Salem, these multi-tenant buildings have a strong occupancy track record. Recent roof and HVAC improvements. Great visibility on one of Winston-Salem's busiest thoroughfares. Easy access to Highway 421.



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INCOME

| UNIT SIZE SF ± | PRICE PSF | LEASE END | MONTHLY RENT | ANNUAL GROSS RENT |
|----------------|-----------|-----------|--------------|-------------------|
| 700 | \$13.46 | 4/30/27 | \$785 | \$9,420 |
| 425 | \$20.47 | 1/31/27 | \$725 | \$8,700 |
| 875 | \$7.06 | 10/31/25 | \$515 | \$6,180 |
| 425 | \$12.00 | 10/31/25 | \$425 | \$5,100 |
| 350 | \$13.71 | MTM | \$400 | \$4,800 |
| 1100 | \$6.00 | 10/31/26 | \$550 | \$6,600 |
| 1160 | \$13.85 | 1/31/27 | \$1,339 | \$16,068 |
| 600 | \$14.50 | 12/31/26 | \$725 | \$8,700 |
| 900 | \$9.00 | 10/31/26 | \$675 | \$8,100 |
| 450 | \$16.00 | 12/31/26 | \$600 | \$7,200 |
| 425 | \$13.41 | 10/31/25 | \$475 | \$5,700 |
| 425 | \$12.71 | MTM | \$450 | \$5,400 |
| 500* | \$19.20 | 1/31/27 | \$800 | \$9,600 |
| 600 | \$14.20 | 10/31/26 | \$710 | \$8,520 |
| 450 | \$14.67 | 10/31/25 | \$550 | \$6,600 |
| 450 | \$11.33 | 10/31/25 | \$425 | \$5,100 |
| TOTAL | | | \$10,149 | \$121,788 |

2024 EXPENSES

| | |
|------------------------|-------------|
| Taxes | \$10,744.05 |
| Insurance | \$4,800.00 |
| Gas | \$592.08 |
| Water | \$1,498.86 |
| Electric | \$12,886.21 |
| Maintenance and Repair | \$3,594.00 |
| Dumpster Rental | \$2,785.06 |
| Janitorial | \$2,894.00 |
| TOTAL | \$39,794.26 |

INVESTMENT DETAILS

| | |
|---------------------|-------------|
| Gross Rental Income | \$121,788 |
| Total Expenses | \$39,794.26 |
| NOI | \$81,994 |
| Cap Rate | 9.16% |
| Price | \$895,000 |

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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