

1066 W. FOURTH STREET

FOR SALE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



DOWNTOWN OFFICE INVESTMENT!

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Investment/Office
AVAILABLE SF ±	5,992
SALE PRICE	\$720,000
NOI	\$63,083.20
CAP RATE	8.75%

DESCRIPTION

Fantastic investment opportunity with a 8.75% cap rate! Fully leased office property in the West End neighborhood of Winston-Salem. The property houses 8 tenants and features lovely architectural details, surface parking in the rear, and a great location adjacent to downtown and off of Burke Street. Walkable to restaurants, retailers, and parks.



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KEY FEATURES

- Office investment opportunity
- Fully leased office property in the West End neighborhood
- Features lovely architectural details, surface parking in the rear, and a great location
- Walkable to restaurants, retailers, and parks



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PROPERTY INFORMATION

PROPERTY TYPE	Investment/Office	EXTERIOR	Aluminum
AVAILABLE SF ±	5,992	ROOF	Hip
ACRES	0.23	FLOORING	Carpet/Wood
YEAR BUILT	1913	TAX PIN	6825-86-2022
ZONING	LO HO		

PRICING & TERMS

SALE PRICE	\$720,000	NOI	\$63,083.20
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