

279 W. FOURTH STREET

FOR LEASE | WINSTON-SALEM, NC 27101

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Retail/Bar
AVAILABLE SF ±	2,148
LEASE RATE	\$3,500/Month, Modified Gross

DESCRIPTION

Move-in ready bar space available for lease in a prime, Fourth Street location, in downtown Winston-Salem! The space is ±2,148 SF, including a ±400 SF mezzanine level. There is ±230 SF of bonus outdoor seating space in front. The bar is full of classic, timeless features like a massive wooden bar, exposed brick, industrial pendant lights, and a wall of liquor/spirits storage behind the bar. Great visibility from the street. Storage space in the basement, as well as a back prep/wash area.



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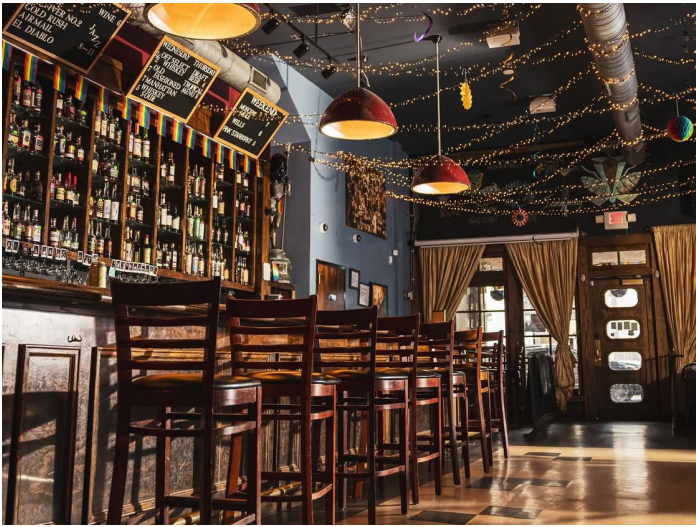
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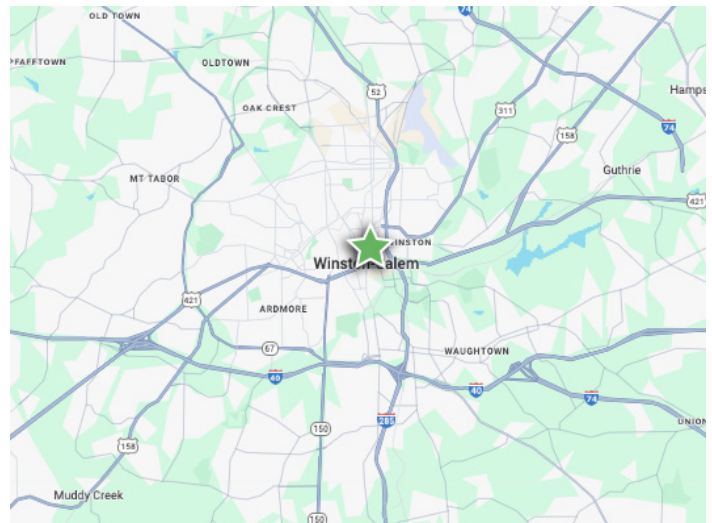
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KEY FEATURES

- Move-in ready bar space
- Great downtown location in Winston-Salem
- Bonus outdoor seating space in front
- Features large wooden bar, exposed brick, industrial pendant lights, and a wall of liquor/ spirits storage
- Storage space in the basement



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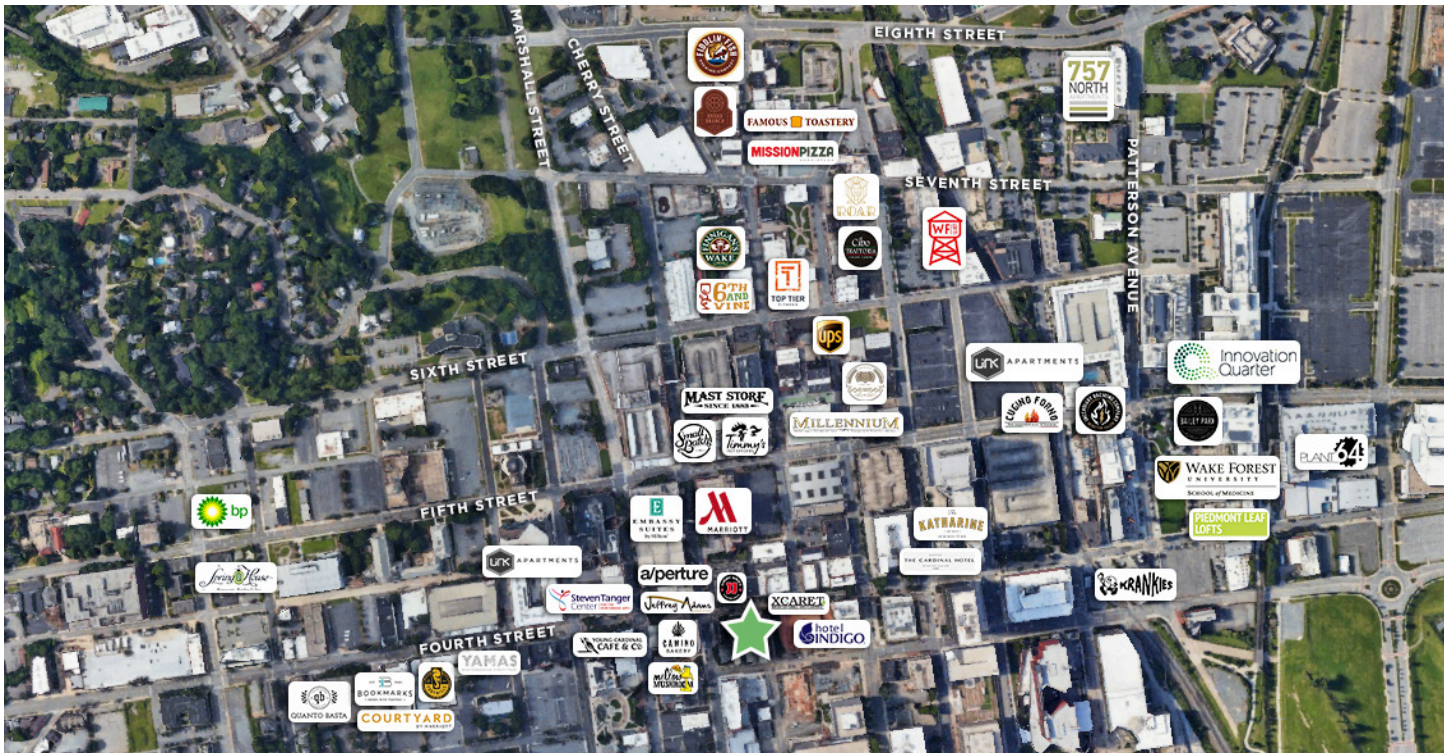
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PROPERTY INFORMATION

PROPERTY TYPE	Retail/Bar	EXTERIOR	Brick/Block
AVAILABLE SF ±	2,148	ZONING	CB WO
YEAR BUILT	1912	TAX PIN	6835-17-6082
YEAR REMODELED	2014	LOT/BLOCK	LO:013B/BL:0028

PRICING & TERMS

LEASE RATE	\$3,500/Month	LEASE TYPE	Modified Gross
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