

511 SHEPHERD STREET

FOR SALE/LEASE | WINSTON-SALEM, NC 27103

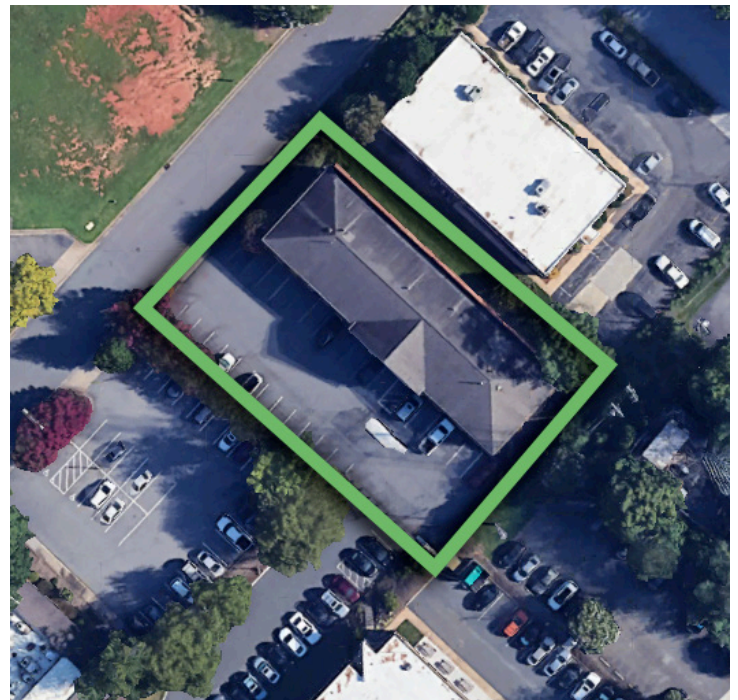
Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
SUITE 201 SF ±	1,490
SUITE 201 SALE PRICE	\$148,000
SUITE 201 LEASE RATE	\$12.00, Modified Gross
SUITE 203 SF ±	2,011
SUITE 203 SALE PRICE	\$206,000
SUITE 203 LEASE RATE	\$13.00, Modified Gross



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SUITE 201

PROPERTY TYPE	Office
AVAILABLE SF ±	1,490
SALE PRICE	\$148,000
LEASE RATE	\$12.00, Modified Gross

DESCRIPTION

Great 2nd floor office suite available! Conveniently located between Silas Creek Parkway, Salem Parkway, and Stratford Road. The ±1,490 SF suite features a lobby, 7 offices with 1 being large enough for a conference room, and a small break room area. Ample surface parking available. Move-in ready and perfect for owner occupancy or low-maintenance investment property.



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SUITE 203

PROPERTY TYPE	Office
AVAILABLE SF ±	2,011
SALE PRICE	\$206,000
LEASE RATE	\$13.00, Modified Gross

DESCRIPTION

Recently renovated office space available near HanesTowne Village! The suite is located on the 2nd floor and is ±2,011 SF. It features updated flooring, neutral paint, lobby, open work space, 8 offices, 2 conference rooms, and break room. Conveniently located between Stratford Road, Silas Creek Parkway, and Salem Parkway/Highway 421. Move-in ready and perfect for owner occupancy or low-maintenance investment property.



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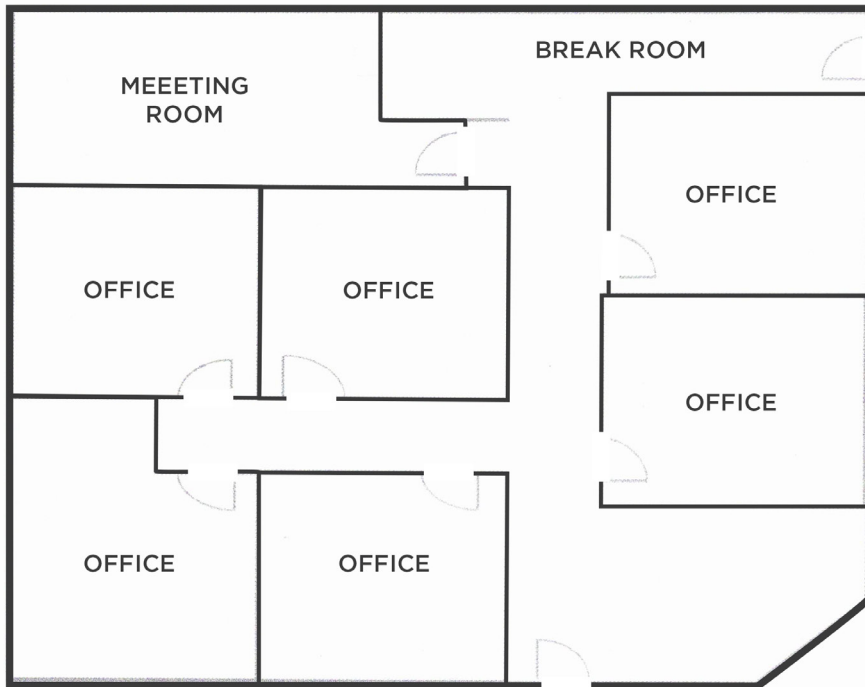
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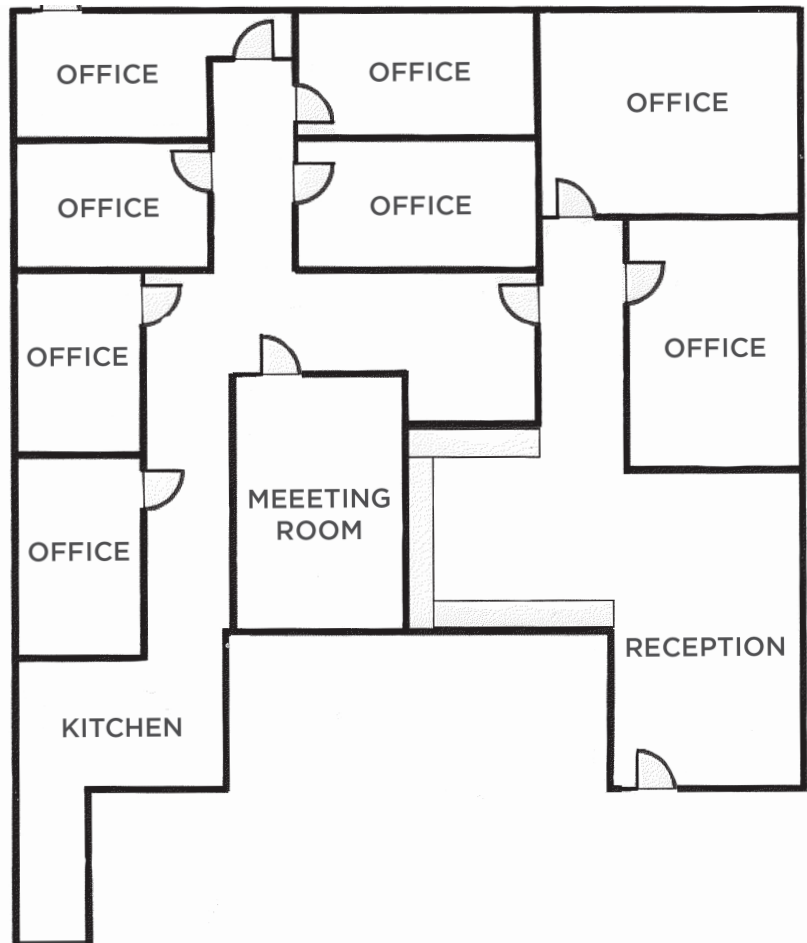
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COMMERCIAL REAL ESTATE

SUITE 201



SUITE 203

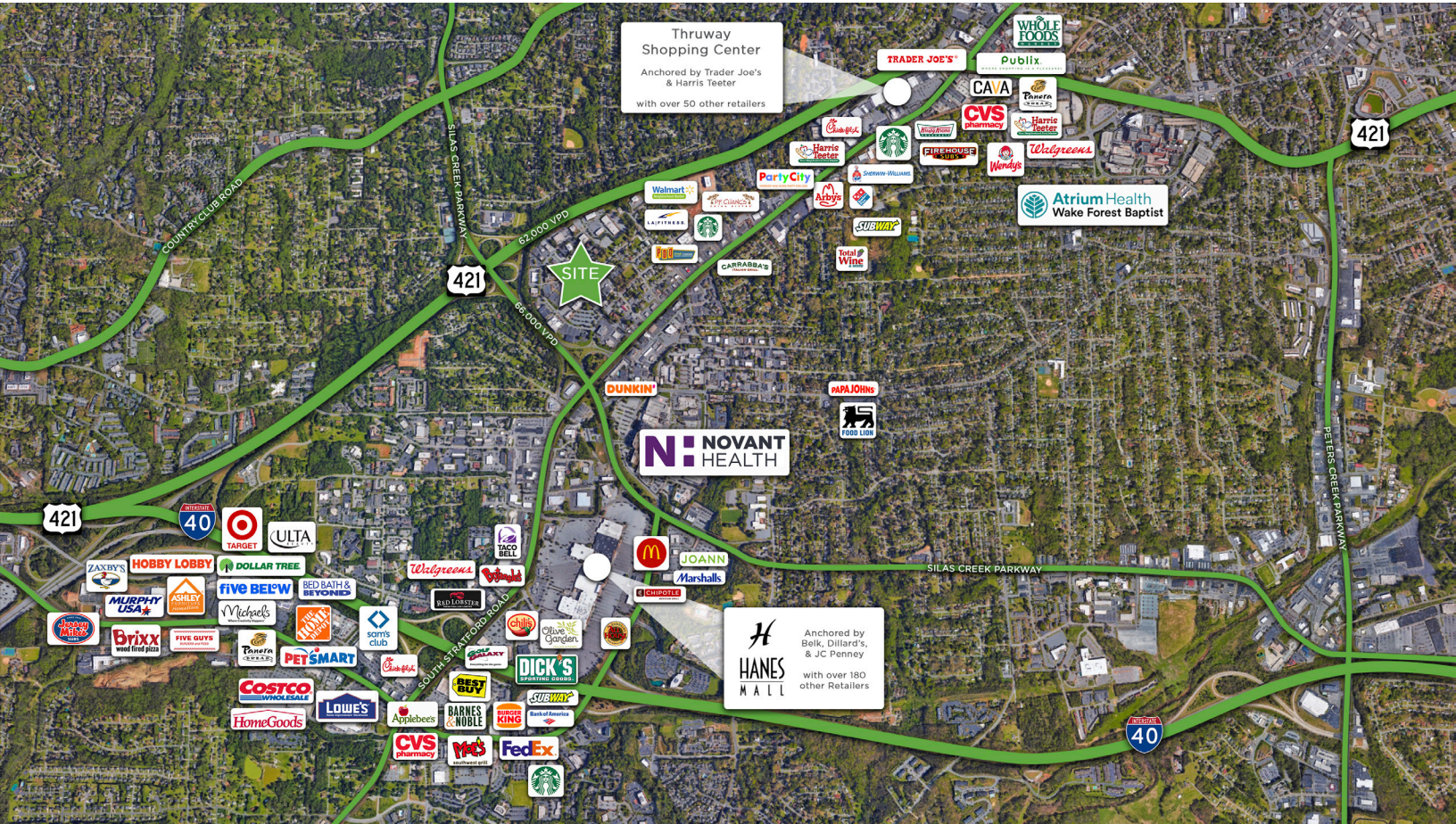


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PROPERTY INFORMATION

PROPERTY TYPE	Office	PARKING	Surface
SUITE 201 SF ±	1,490	ROOF	Shingle
SUITE 203 SF ±	2,011	EXTERIOR	Brick
BUILDING SF ±	14,004	ZONING	GO
ACRES ±	0.44	HOA DUES	\$335.80 (units combined)

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