

1150 LOUISE ROAD

FOR SALE | WINSTON-SALEM, NC 27107

Linville | Team Partners

COMMERCIAL REAL ESTATE

**SIGNIFICANT PRICE REDUCTION
NOW: \$750,000**

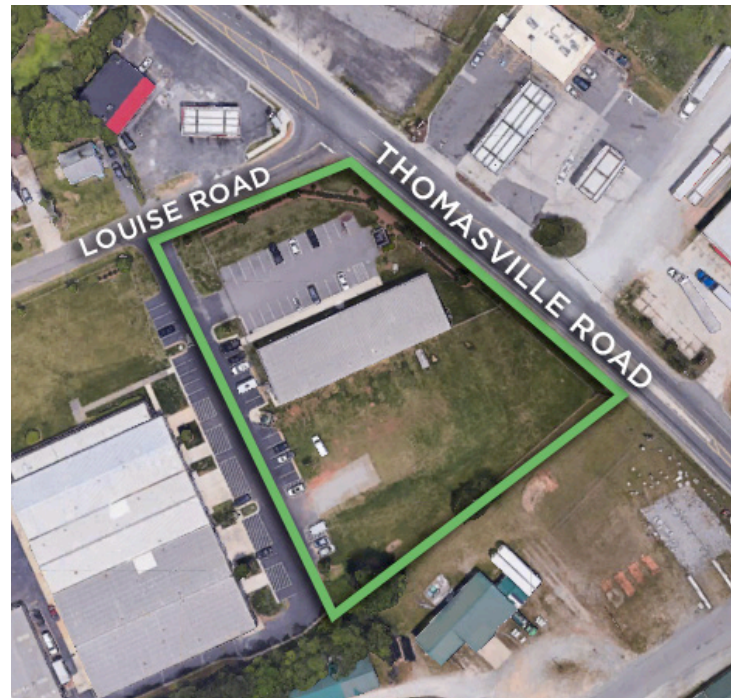


PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial/Flex
AVAILABLE SF ±	8,000
SALE PRICE	\$945,000 \$750,000

DESCRIPTION

Zoned Light Industrial (LI-S), this ±8,000 SF building is perfect for a variety of users. The additional +/- half acre lot in the back represents expansion opportunity and/or outdoor display storage. The fenced and gated parking lot has 27 striped spaces. Easy access to I-40 and tremendous retail visibility off of Thomasville Road.



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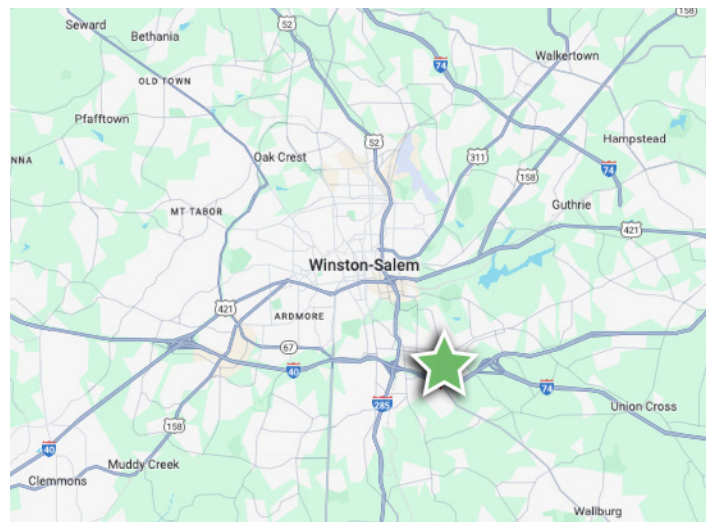
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KEY FEATURES

- ±8,000 SF building zoned Light Industrial (LI-S)
- Kitchenette
- Great for a variety of users
- Additional +/- half acre lot in the back represents expansion opportunity and/or outdoor display storage
- Fenced and gated parking lot has 27 striped spaces
- Easy access to I-40



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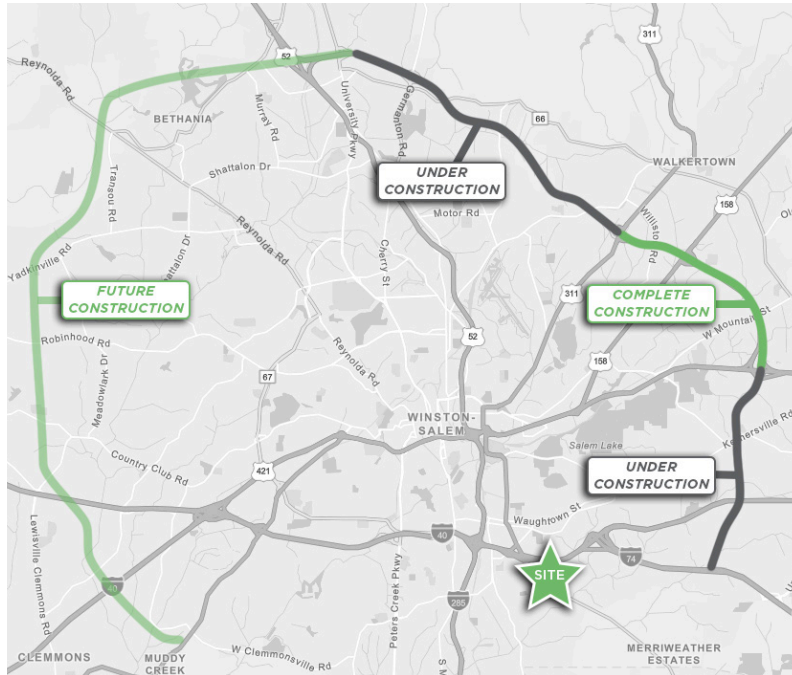
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WINSTON-SALEM NORTHERN BELTWAY

The N.C. Department of Transportation is building a multi-lane freeway that loops around the northern part of Winston-Salem. The 34.5-mile Winston-Salem Northern Beltway will begin at U.S. 158 southwest of Winston-Salem and end at I-74 southeast of the city.

Over 100,000 vehicles and trucks travel through the area every day, which is more traffic than the roadways in the area are designed to handle. The Winston-Salem Northern Beltway will help alleviate traffic congestion and improve safety along heavily traveled routes in Forsyth County, including U.S. 421/Salem Parkway and U.S. 52.

PROPERTY INFORMATION

PROPERTY TYPE	Flex/Industrial	FLOORING	Concrete/Carpet
AVAILABLE SF ±	8,000	EXTERIOR	Brick, Metal
PARKING	27 Surface	TAX PIN	6844-21-1199
ZONING	LI-S		

PRICING & TERMS

SALE PRICE ~~\$945,000~~ \$750,000

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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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