FOR SALE | WINSTON-SALEM, NC 27106

Linville Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	19,220
SALE PRICE	\$990,000

DESCRIPTION

Fantastic office property available on Coliseum Drive! With a total of $\pm 19,220$ SF spread over two floors, this property is fully leased and features multiple recent renovations to spaces and facilities, elevators, and ample on-site parking. There are four professional office tenants occupying the building with term remaining. The property is conveniently located just minutes from downtown Winston-Salem, Wake Forest University, and Buena Vista, Winston-Salem's most affluent neighborhood. 9.04% CAP.



KATIE HAYES

- Katie@LTPcommercial.com
- M 336.473.0206
- P 336.724.1715

NICK GONZALEZ

- E Nick@LTPcommercial.com
- P 336.724.1715

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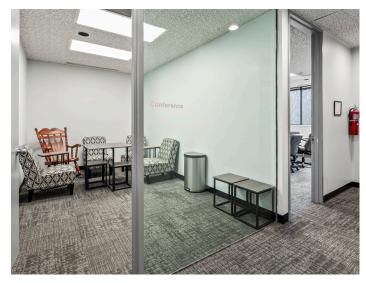
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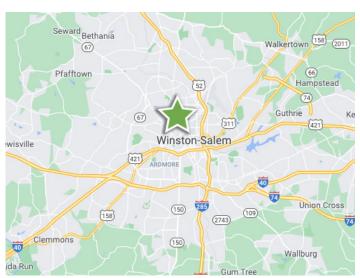






KEY FEATURES

- ±19,220 SF spread over two floors
- Property is fully leased and features multiple recent renovations to spaces and facilities, elevators, and ample on-site parking
- Four professional office tenants occupying the building with term remaining
- Located just minutes from downtown Winston-Salem, Wake Forest University, and Buena Vista,
- 9.04% CAP



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PROPERTY INFORMATION

PROPERTY TYPE	Office	FLOORS	2
BUILDING SF ±	19,220	RESTROOMS	4
ACRES	.92	ELEVATOR	Yes
YEAR BUILT	1981	PARKING	68 Surface Spots
YEAR RENOVATED	2021/2023	GENERATOR	Yes
ZONING	НВ	TAX PIN	6826-66-8497

PRICING & TERMS

SALE PRICE \$990,000 NOI \$89,597.50

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