

# 723 COLISEUM DRIVE

FOR SALE | WINSTON-SALEM, NC 27106

Linville | Team Partners

COMMERCIAL REAL ESTATE



STABLE OFFICE INVESTMENT

## 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 ±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.



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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	HB	TAX PIN	6826-66-8497

## PRICING & TERMS

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