



KEY FEATURES

- ±15 acre self-contained campus
- Multiple access points for convenient entry/exit
- Durable metal roofing offering lower maintenance and extended lifespan
- Worship seating capacity of ±1,250+
- Priced below tax value

LEARN MORE ABOUT THIS PROPERTY

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WORSHIP / DAYCARE / RECREATIONAL FACILITY

FOR SALE | \$4,950,000

WORSHIP / DAYCARE / RECREATION FACILITY

5095 Lansing Drive

Winston Salem, NC 27105

5095 Lansing Drive is a Worship Center Daycare and Recreation Facility totaling ±57,260 SF in two buildings (±30,434 SF | ±24,672 SF). The worship facility includes a sanctuary consisting of over 1,250 seats, an oversize fellowship hall with a full kitchen, a coffee shop/bookstore, and recently upfitted classrooms for a small school or daycare facility. The recreation facility contains a full size gymnasium, weight room, group aerobics room, meeting rooms, a game room and staff offices.

Upgrade your worship facility to the next level to accommodate a growing congregation, or convert the property to a variety of uses permitted within the Institutional and Professional zoning. With parking capacity of over 500 spaces, the site can accommodate many different uses simultaneously.



Recreation Facility and Offices



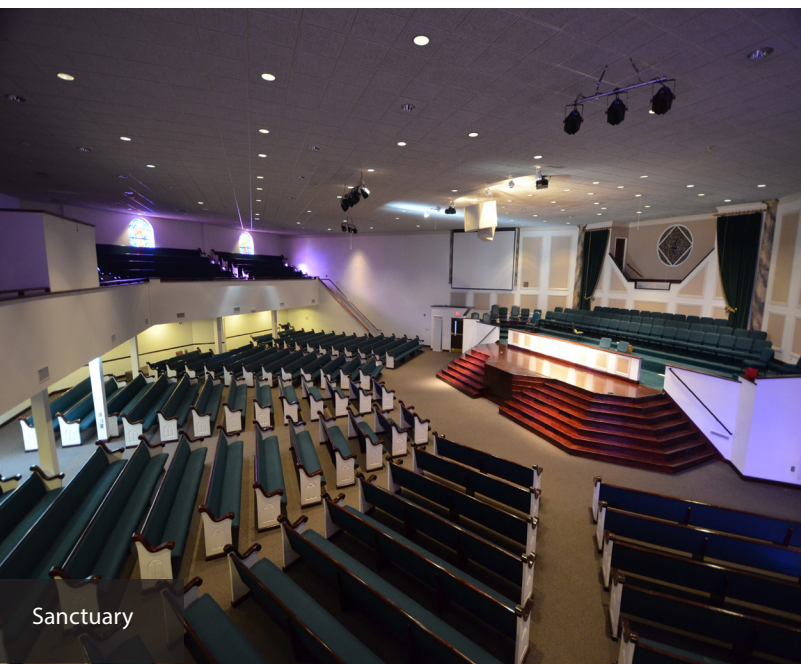
Covered Entry



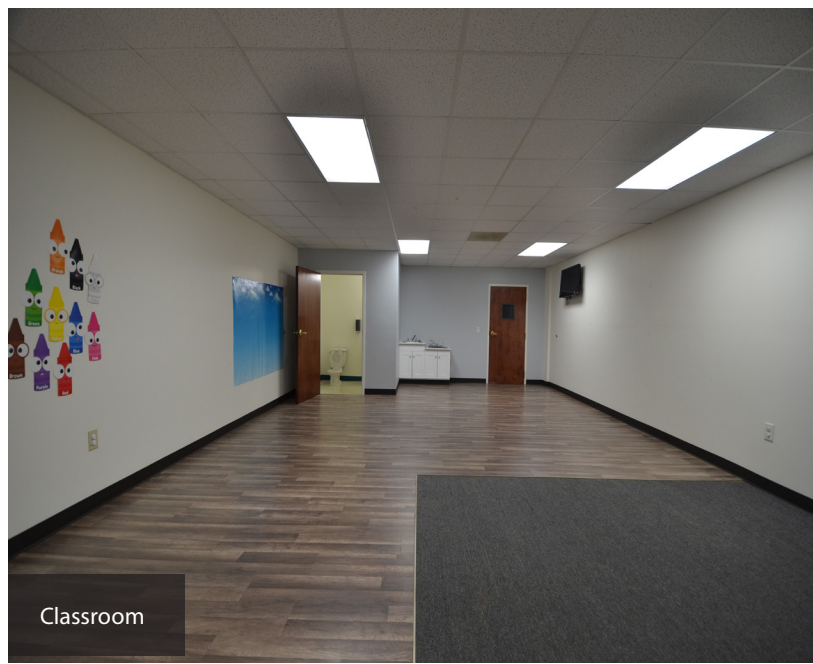
Coffee Shop & Bookstore



Gymnasium



Sanctuary



Classroom



Fellowship Hall/Kitchen

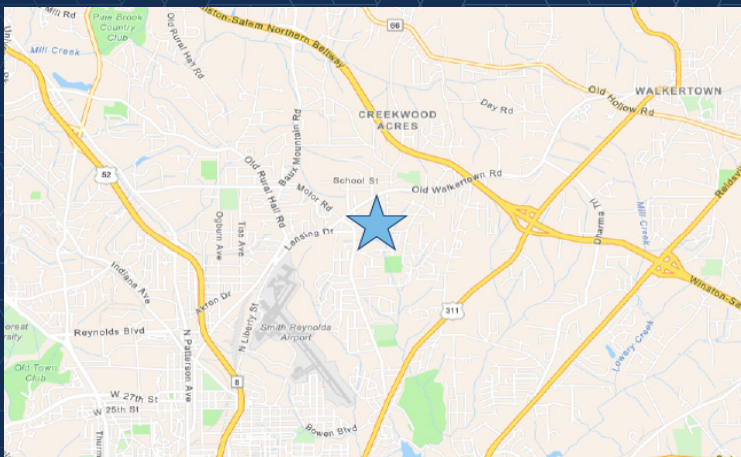
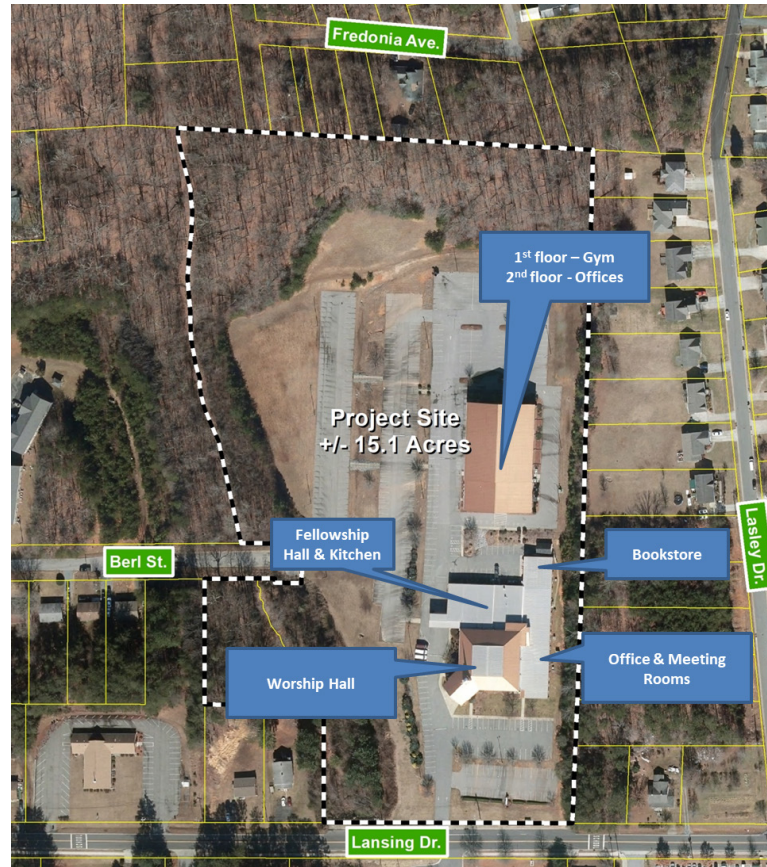


Signage



WORSHIP & RECREATION FACILITY

LOCATION: 5095 LANSING DRIVE					
City	Winston-Salem	State/Zip	NC, 27105	County	Forsyth
Zoning	Institutional & Public (IP)	Tax PIN	6847-36-4655	Acres ±	15.19
PROPERTY DETAILS					
Property Type	Institutional	Available SF ±	57,260	Parking Spaces	535
Ceiling Height	Varies	Construction	Brick and Metal	Year Built	1999-2000
UTILITIES					
Electrical	Duke Energy	Sewer	Municipal	Heat	Electric/Gas
Water	Municipal	Air	Central	Gas	PNG
PRICING & TERMS					
Price	\$4,950,000		Price PSF		\$86.45
COMMENTS					
Worship facility includes, fellowship hall, full kitchen, bookstore, classrooms, meeting rooms, and leadership offices. Recreation Facility contains large athletic fieldhouse, weight room, game room, small group exercise rooms, and offices.					



LOCATION FEATURES

- Located off of Old Walkertown Road
- Convenient access to US 311 and US 52
- 2 miles to Smith Reynolds Airport
- Located in a residential area w/ quick access to Winston-Salem