



KEY FEATURES

- Priced below tax value, \$125,000 / \$46.85 PSF
- Former family friendly restaurant and retail sales establishment
- Original building consists of concrete block construction with 12' high ceilings
- LB zoning allows for a variety of commercial uses (Site 1)
- RS-20 zoning allows for single-family uses (Site 2)
- 9,800 AADT on Broad St.
- Easy access to US-52 and all of Piedmont Triad

LEARN MORE ABOUT THIS PROPERTY

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REDEVELOPMENT POTENTIAL

FOR SALE

NORTH BROAD ST. COMMERCIAL

9215 North Broad Street
Rural Hall, NC 27045

Rural Hall, NC, known as the “Garden Spot of the World”, is a popular suburb of Winston-Salem, located just 12 miles from the city center, and it offers a small-town lifestyle and lower cost of living. This listing includes two sites that provide an exciting investment opportunity!

One parcel (Site 1), formerly the eclectic Oasis Cafe and retail space, includes an original concrete block building with 12 ft. high ceilings, and will thrive with daily traffic exceeding 9,800 VPD. The spot is ideal for a repurposed restaurant, grocery, daycare, auto sales - or a variety of other commercial uses.

The second parcel (Site 2) can be used to develop a new single-family housing development. With a high quality of life, lower cost of living, short commute to Winston-Salem and easy access to Piedmont Triad International Airport, the setting is ideal for a new family-centered community.

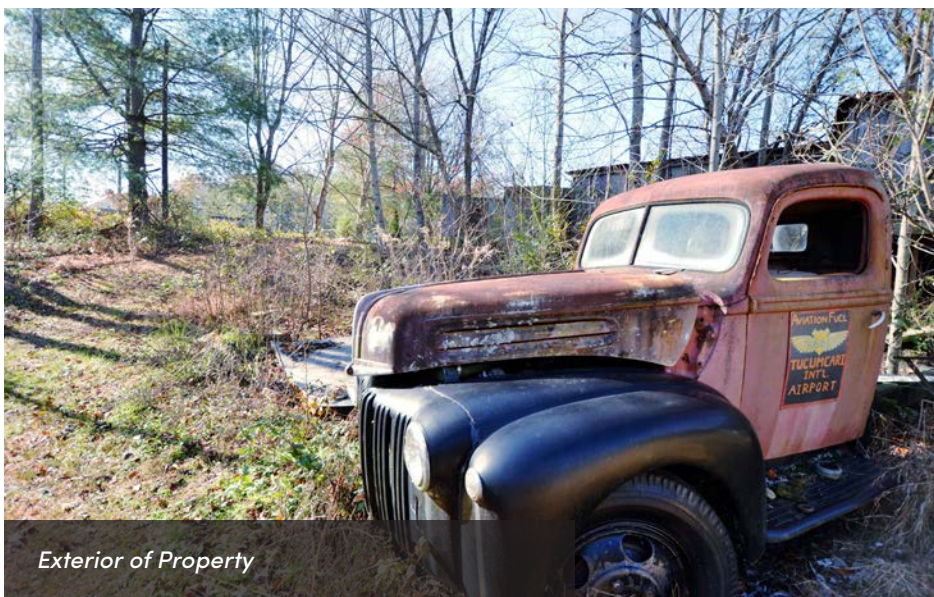
Don't judge a book by its cover! Priced under tax value, this property has amazing potential for a low entry price.



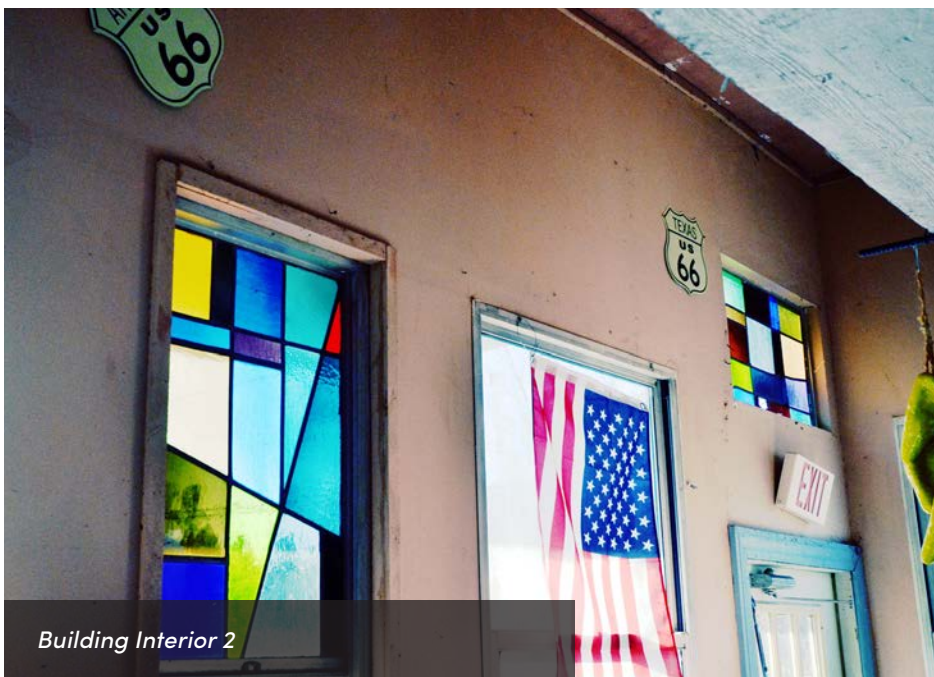
Building Front



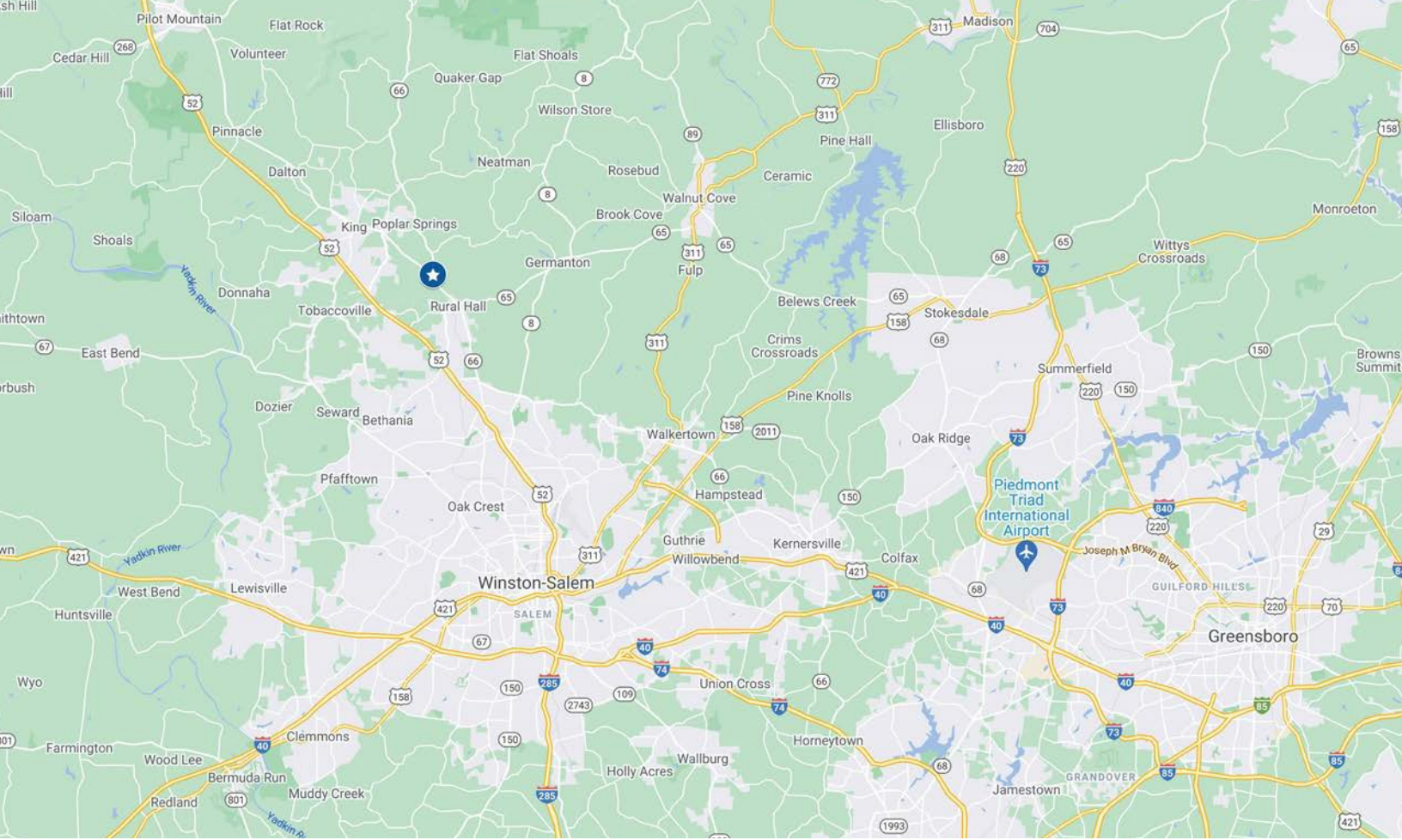
Building Interior 1



Exterior of Property



Building Interior 2



NORTH BROAD ST. COMMERCIAL

LOCATION

Address	9215 N. Broad St.	City	Rural Hall		
State	NC	Zip	27045	County	Forsyth

PROPERTY DETAILS

Property Type	Commercial	Acres	2.22	Year Built	1937
Building SF	2,668 per tax records	Floors	1	Zoning	LB & RS-20

UTILITIES

Electrical	Duke Energy	Sewer	Septic	Water	Municipal
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TAX INFORMATION

Tax Pin	6911-44-0860 & 6911-35-8332	Tax Map	612914	Tax Block	4959 & 4960
Tax Lots	24A & 50B				

PRICING

Price	\$125,000	Tax Value	\$128,700	Price/SF	\$46.85
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COMMENTS

Due to NCDOT right-of-way takings, exact acreage is estimated based on tax appraiser data. Items contained on the property may be considered as part of the sale or removed. Please specify buyer's preference.