



KEY FEATURES

- Versatile building located in Stratford Executive Park
- Ideal for small business / owner-occupant who want to own their own property
- Renovated office and $\pm 1,000$ SF of conditioned storage space
- Convenient access to I-40, Silas Creek Parkway, Salem Parkway and Forsyth Medical Center
- Sale: 495,000
- Owner relocating

LEARN MORE ABOUT THIS PROPERTY

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$\pm 3,000$ SF OFFICE BUILDING

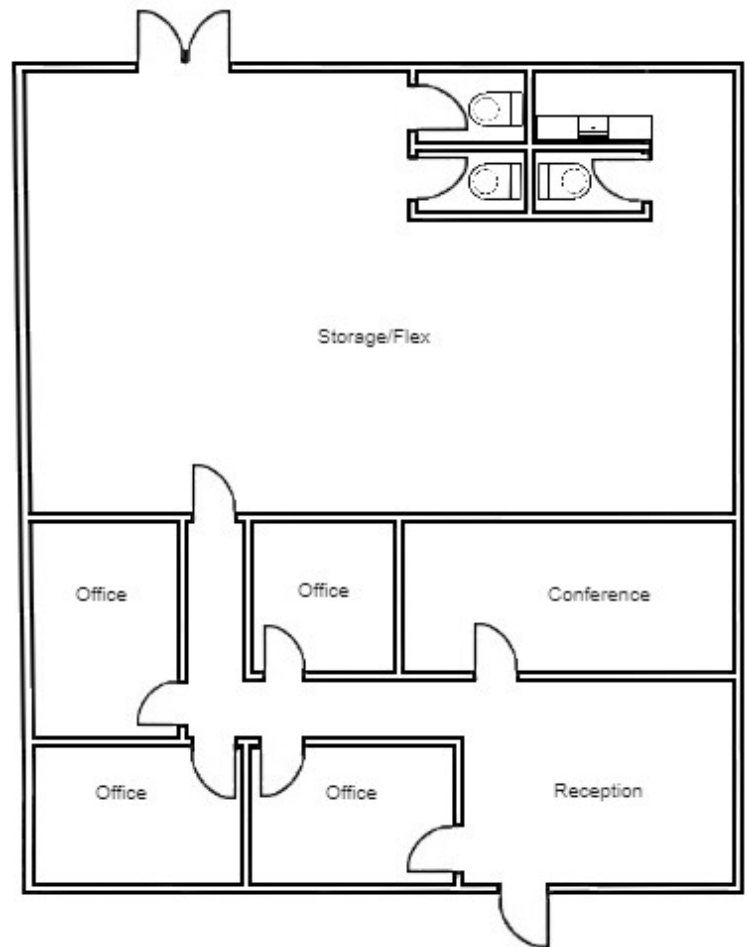
FOR SALE

VERSATILE OFFICE/FLEX BUILDING FOR SALE

245 Executive Park Boulevard
Winston-Salem, NC 27103

245 Executive Park Boulevard is a $\pm 3,000$ SF office/flex building situated on $\pm .27$ acres within Stratford Executive Park, with excellent access to I-40, Salem Parkway, Silas Creek Parkway, and Forsyth Medical Center. The property was built in 1968, has been fully renovated and is zoned GO.

This property is perfect for small businesses with a need for both offices and flex/storage space together in one location.



245 Executive Park Blvd
±3,000 sqft

STRATFORD EXECUTIVE PARK - OFFICE/FLEX BUILDING FOR SALE

LOCATION - 245 EXECUTIVE PARK BOULEVARD

City	Winston-Salem	Zip	27103	County	Forsyth
Zoning	GO	Acres±	.27	Year Built	1968

PROPERTY DETAILS

Property Type	Office / Medical	Total SF±	3,000	Available SF±	3,000
Floors	1	Ceiling Height	9'	Parking±	14 Spaces
Building Exterior	Masonry				

UTILITIES

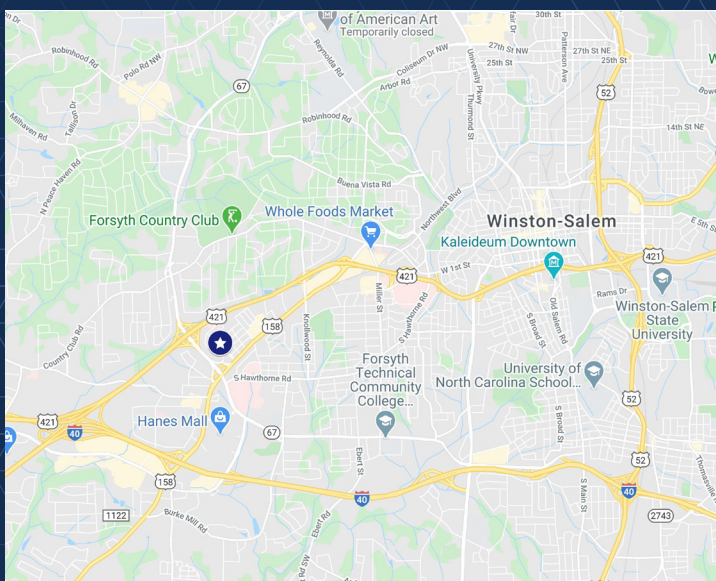
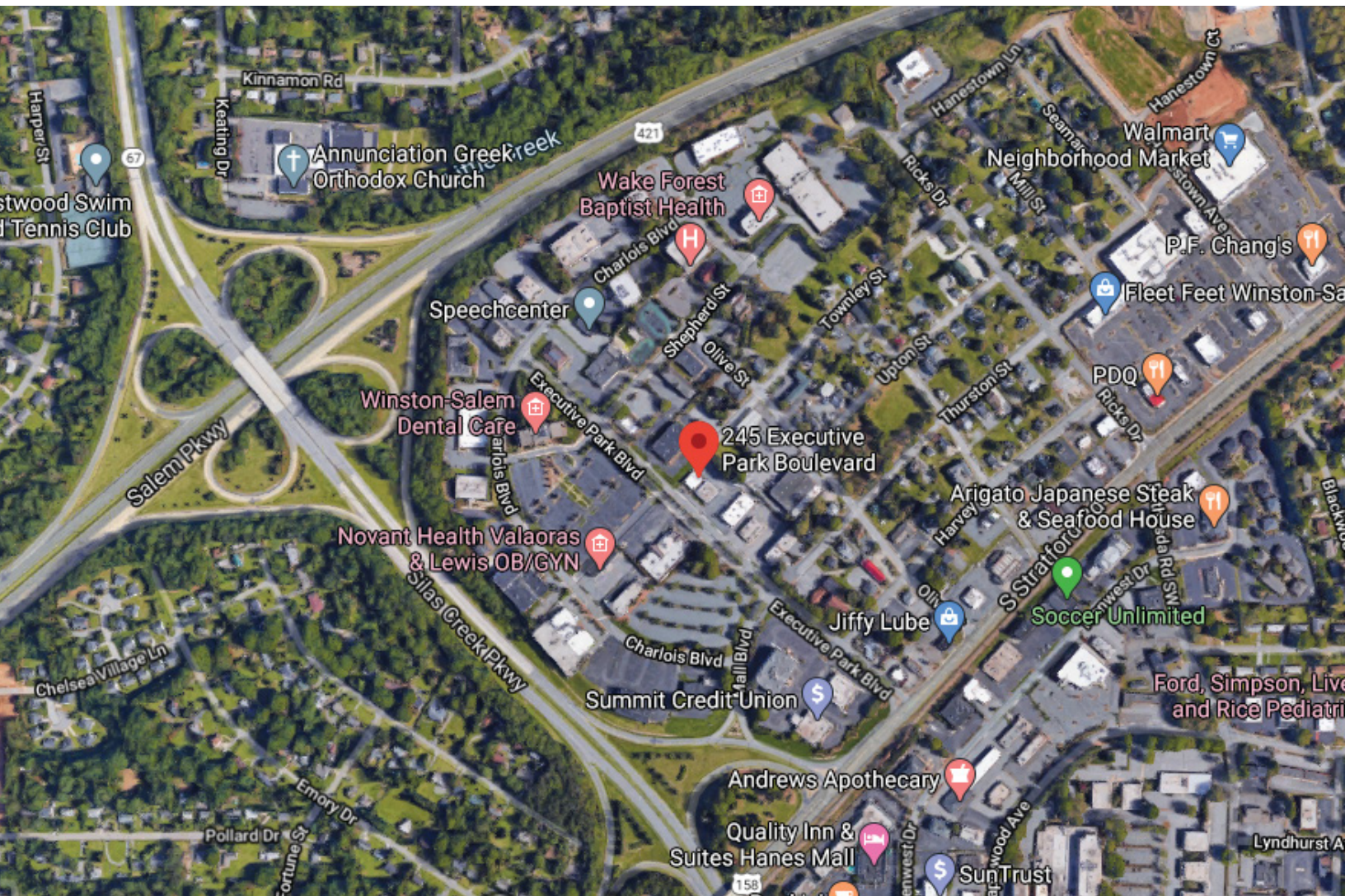
Electrical	Duke Energy	Sewer	City of Winston-Salem	Heat	HVAC
Water	City of Winston-Salem	Air	HVAC	Gas	PNG

PRICING AND TERMS

For Sale	\$495,000	Sale Price PSF	\$165.00	
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±3,000 SF OFFICE BUILDING

FOR SALE



LOCATION FEATURES

- Located in Stratford Executive Park
- Convenient access to I-40, Salem Parkway, and Silas Creek Parkway
- Close to Forsyth Medical Center