

KEY FEATURES

- Ample available parking with two adjacent surface lots
- Strong frontage along Fourth Street and Spring Street in downtown Winston-Salem
- Pedestrian-friendly location within walking distance to some of Winston-Salem's best restaurants as well as Truist Stadium, home of the Winston-Salem Dash
- North Broad Street/Fourth Street intersection experiences +/-14,000 AADT
- Strategically located in an Opportunity Zone

LEARN MORE ABOUT THIS PROPERTY

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OFFICE CONDO

FOR SALE OR LEASE

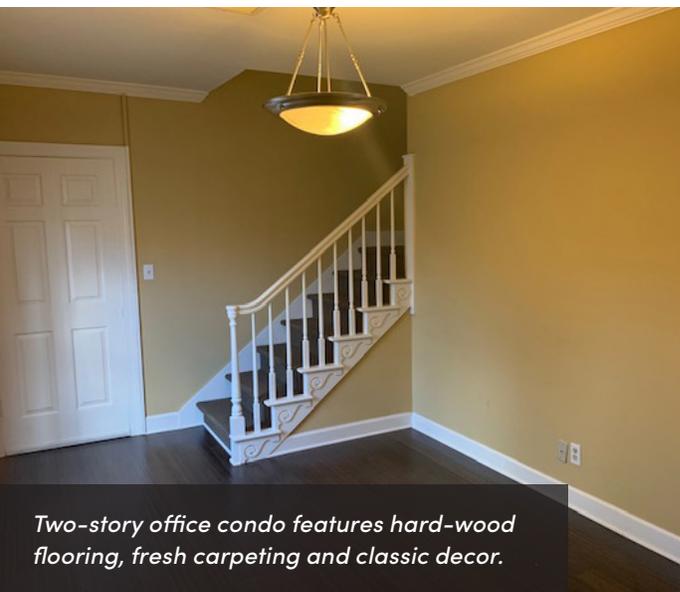
SPRING STREET OFFICE CONDO

328 North Spring Street
Winston Salem, NC 27101

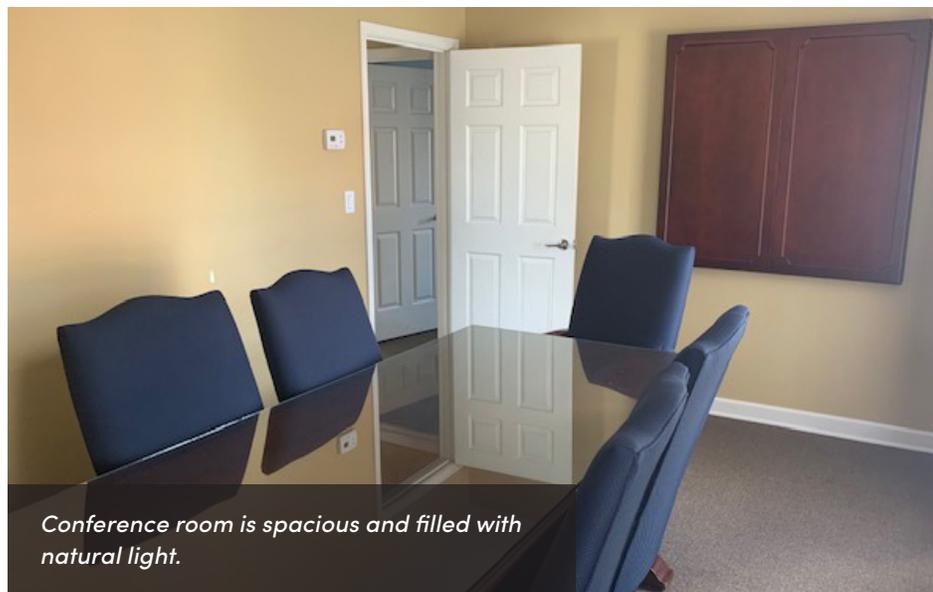
328 North Spring Street is an ideal office location in the downtown Winston-Salem Opportunity Zone. Within walking distance to Winston-Salem's best restaurants, hotels, retailers and Truist Stadium, this pedestrian-friendly site has access to two surface parking lots behind the building and ample street parking. Excellent opportunity for investors or owner/occupants. Purchase for \$195,000 or lease for \$1,875/month.



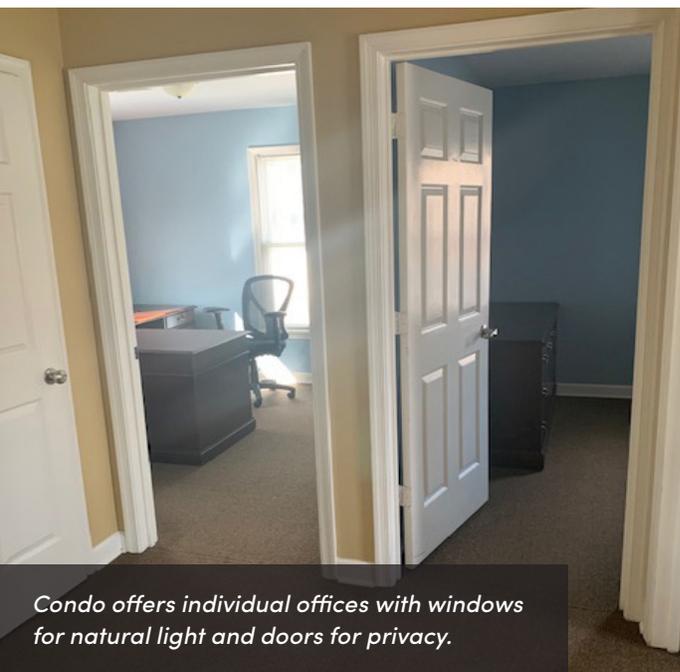
Office condo entry through front and rear, with ample street and rear parking spaces.



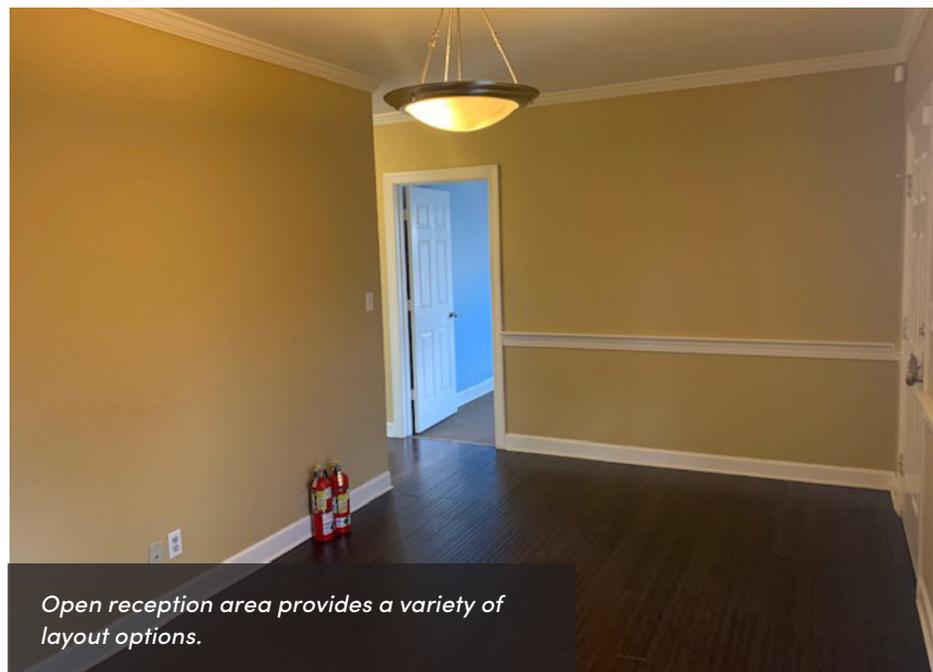
Two-story office condo features hard-wood flooring, fresh carpeting and classic decor.



Conference room is spacious and filled with natural light.



Condo offers individual offices with windows for natural light and doors for privacy.



Open reception area provides a variety of layout options.



SPRING STREET OFFICE CONDO

LOCATION

Street Address	328 North Spring Street	City	Winston-Salem	State	North Carolina
Zip	27101	County	Forsyth		

PROPERTY DETAILS

Property Type	Office	Available SF	1,500	Restrooms	2
SF Per Floor ±	750	Floors ±	2	Parking ±	2 Surface Parking Lots
Building SF ±	1,500	Year Built	1986	Bldg Exterior	Brick

UTILITIES

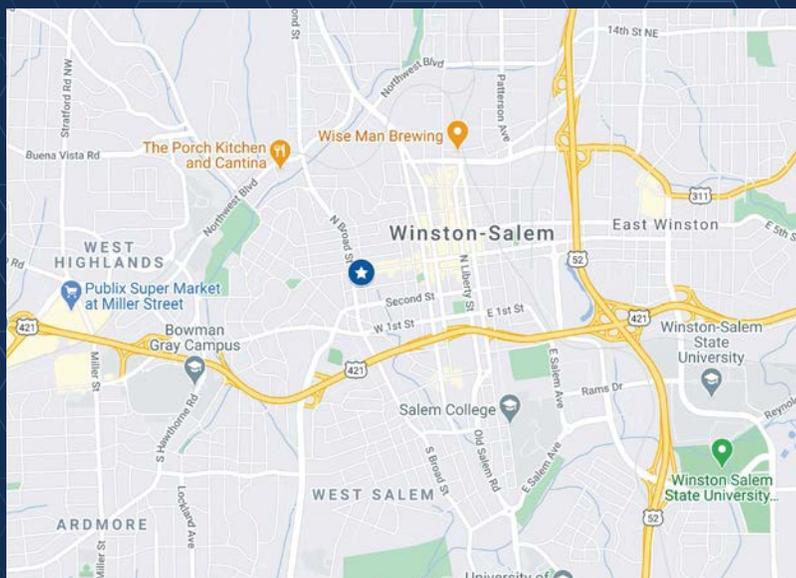
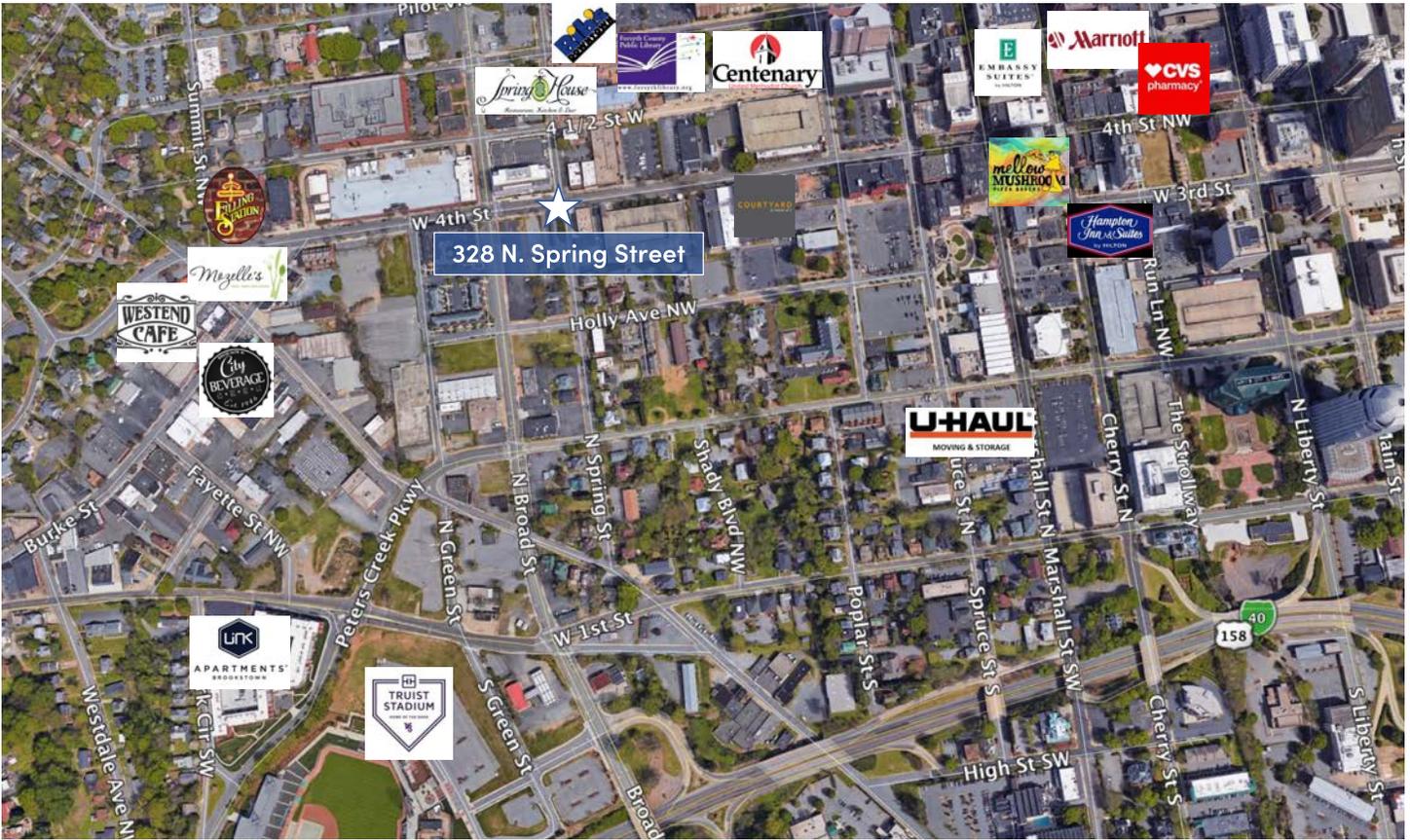
Electrical	Duke Energy	Sewer	Municipal	Water	Municipal
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TAX INFORMATION

Zoning	HB	Tax Pin	6825-96-8646		
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PRICING & TERMS

Price	\$195,000	Rent/Month ±	\$1,875.00	Price/SF	\$130.00
Lease Rt/SF ±	\$15.00	Lease Type	MG		



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