



### KEY FEATURES

- ± .56 acres
- Zoned HB & RS-9
- High potential for small to medium-sized business users
- High traffic volumes on Clemmonsville Road (±18,500 AADT) and South Main Street (±5,500 AADT)
- Partially located within the Main Street Business Center
- Convenient access to I-285/US-52 and I-40
- Listing Price: \$55,000

LAND - ±.56 ACRES

FOR SALE

## STRICKLAND AVENUE PARCEL

0 Strickland Avenue  
Winston-Salem, NC 27127

If you're looking for affordable land near a high traffic location on the south side of Winston-Salem, here is your opportunity! This flat ±.56 acre parcel is located close to the corner of South Main Street and West Clemmonsville Road, adjacent to the Main Street Business Center. Zoned HB and RS-9, there is flexibility to use the parcel for small- to medium-sized businesses or a continuation of the existing residential neighborhood on Strickland Avenue. Established surrounding businesses include gas stations, restaurants, retail, automotive and laundromats.

This parcel is located just a few minutes from thriving downtown Winston-Salem and is convenient to I-285/US-52 and I-40 highways. Don't miss this great value!

### LEARN MORE ABOUT THIS PROPERTY

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## STRICKLAND AVENUE SMALL PARCEL

### LOCATION

|               |                  |                   |                       |               |         |
|---------------|------------------|-------------------|-----------------------|---------------|---------|
| <b>Street</b> | 0 Strickland Ave | <b>City / Zip</b> | Winston-Salem / 27127 | <b>County</b> | Forsyth |
|---------------|------------------|-------------------|-----------------------|---------------|---------|

### PROPERTY DETAILS

|                      |      |                |     |  |  |
|----------------------|------|----------------|-----|--|--|
| <b>Property Type</b> | Land | <b>Acres ±</b> | .56 |  |  |
|----------------------|------|----------------|-----|--|--|

### TAX INFORMATION

|                 |           |                  |      |                |              |
|-----------------|-----------|------------------|------|----------------|--------------|
| <b>Zoning</b>   | HB & RS-9 | <b>Tax Block</b> | 1951 | <b>Tax PIN</b> | 6833-38-4713 |
| <b>Tax Lots</b> | 2         |                  |      |                |              |

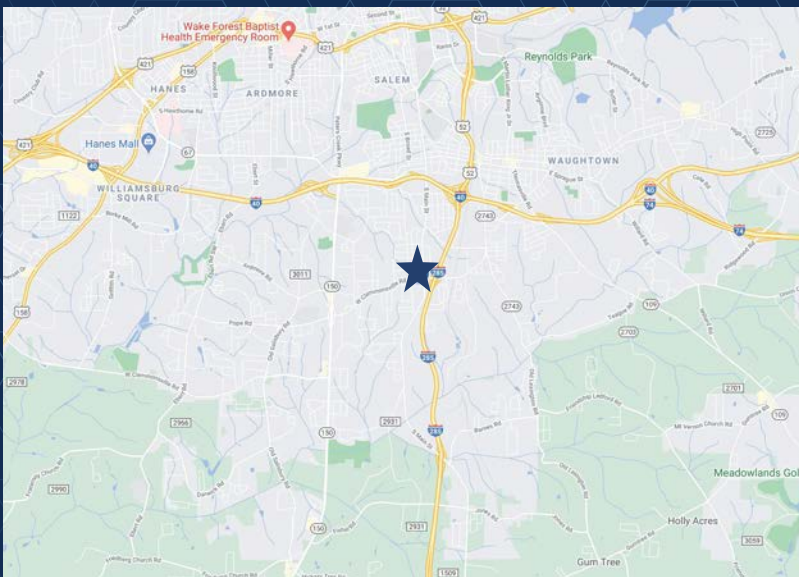
### PRICING & TERMS

|                |          |                  |          |                 |        |
|----------------|----------|------------------|----------|-----------------|--------|
| <b>Pricing</b> | \$55,000 | <b>Tax Value</b> | \$53,600 | <b>Price/SF</b> | \$2.25 |
|----------------|----------|------------------|----------|-----------------|--------|



LAND - ±.56 ACRES

FOR SALE



## LOCATION FEATURES

- Flat parcel
- Convenient to I-285/US-52 and I-40
- Easy access to the Piedmont Triad International Airport and the entire Triad region
- Located near high-traffic corner with multiple businesses as well as residential neighborhoods
- Zoning allows for flexible use of the land
- Close to thriving downtown Winston-Salem