

## KEY FEATURES

- Beautifully renovated & converted single family home
- Last used for medical office contains 5 offices, reception, and breakroom
- Each office is fully wired for internet and phone
- Zoned Neighborhood Office allows for a wide range of medical and general office uses
- Turn key office or potential to customize
- Lower level storage space is dry and temperature regulated
- Outdoor spaces for staff or client relaxation

MEDICAL/GENERAL BUSINESS OFFICE SPACE

FOR SALE

# COUNTRY CLUB OFFICE

4526 Country Club Road  
Winston Salem, NC 27104

This beautifully renovated 1947 home has been fully converted to a functional office. Most recently used as a medical office, this property can be utilized by a multitude of medical and general office users. Strategically zoned Neighborhood Office (NO), a wide range of small medical practices, dental offices, law offices or financial service offices would fit well in the building.

The property is truly “turn key” and is ready for occupancy at any time. Additionally, the space would be easily customizable to fit future needs. With 75'± of road frontage along Country Club Road (10,000-12,000 AADT), your business will have excellent visibility and great signage opportunities.

## LEARN MORE ABOUT THIS PROPERTY

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### HOUSTON HOUGH

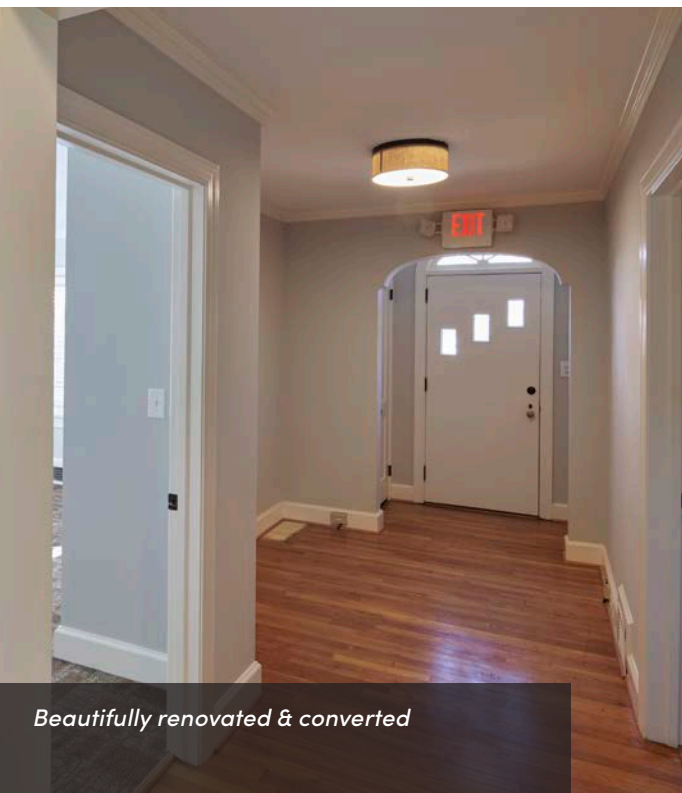
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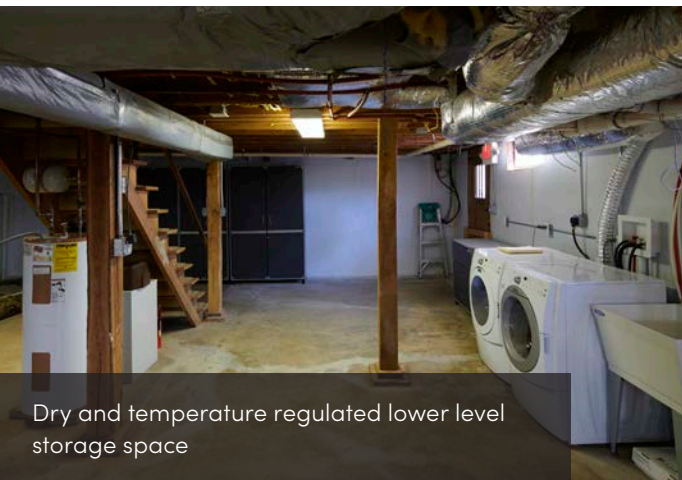
Comfortable client reception area



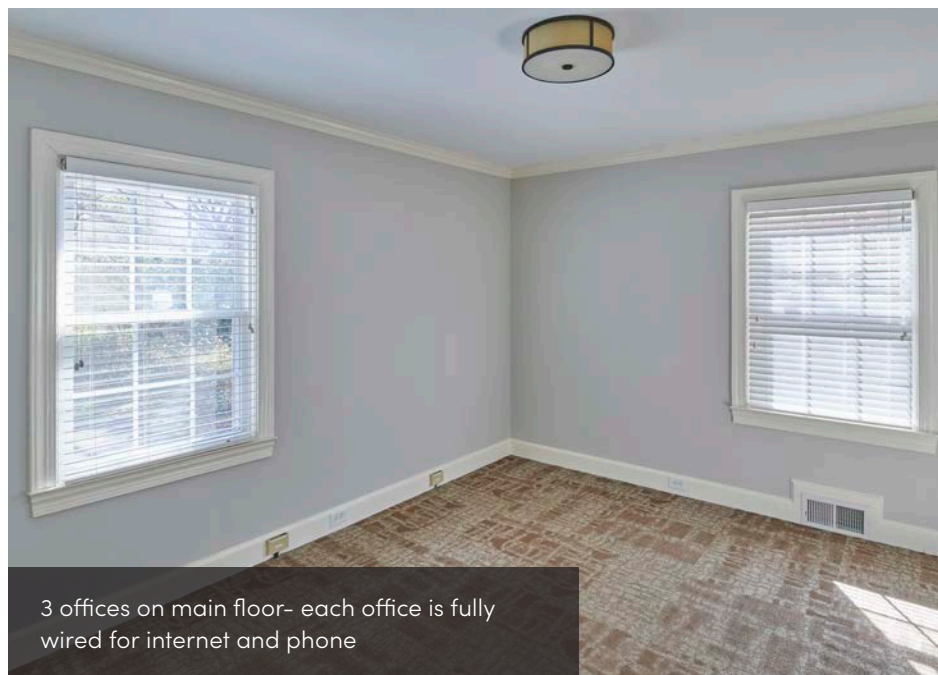
Beautifully renovated & converted



Large breakroom located on the first floor



Dry and temperature regulated lower level storage space



3 offices on main floor- each office is fully wired for internet and phone





# COUNTRY CLUB - OFFICE

LOCATION					
Address	4526 Country Club Road				
City	Winston-Salem	Zip Code	27104	County	Forsyth
PROPERTY DETAILS					
Property Type	Office	Acres ±	0.31	Restrooms ±	2
Floors ±	2	Elevator ±	N/A	Flooring	Wood/Carpet
Roof	Asphalt	Year Built ±	1947	Renovated	2010
Building Exterior	Brick	Sprinklered	N/A		
UTILITIES					
Electrical	Duke Energy	Sewer	Municipal	Water	Municipal
Gas	Piedmont Natural Gas				
TAX INFORMATION					
Zoning	NO	Tax Block	3905	Tax Pin	6805-70-2780
Tax Map	606850	Tax Lots	93B		
PRICING & TERMS					
Price	\$420,000			Tax Value	\$293,500



MEDICAL/GENERAL BUSINESS OFFICE SPACE

FOR SALE



## LOCATION FEATURES

- Easy access to Business 40, US 421, I-40 and Silas Creek Parkway
- Located in the western portion of Winston-Salem's premier medical area
- 2.8 miles from Novant Forsyth Medical Center
- 4.5 miles from Atrium Health Wake Forest Baptist Medical Center
- 10,000 - 12,000 AADT