



Parsonage



KEY FEATURES

- Perfect to fit many small-medium sized congregations
- Separate fellowship hall for week day meetings & youth groups
- Lower level rooms for a Sunday School and infant/toddler care
- Property includes a parsonage house (currently tenant occupied)
- ±1.5 acres includes expansion areas for growth

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, CCIM

bradk@commercialrealtync.com

336.793.0890, ext 106

HOUSTON HOUGH

houston@commercialrealtync.com

336.793.0890, ext 206

SPECIALTY (WORSHIP FACILITY)

FOR SALE | \$775,000

WORSHIP / FELLOWSHIP HALL

1625-1629 Old Salisbury Rd.

Price recently reduced \$50,000, this well maintained worship facility located within the southern Winston-Salem area. This property is located in a quiet neighborhood but is easily accessible to the major corridors such as Peters Creek, I-40 and Clemmons Rd. The property consists of a 6,000+ SF worship building, a 1,500+ SF fellowship hall, and a 1,400 SF parsonage. This property is perfect for a small congregation that is growing and a medium sized congregation needing more space. Listing includes three separate structures: Main Congregation Building, Fellowship Hall, Parsonage, and additional land for expansion.



Sanctuary



Upper Level Youth Room



Upper Level Board Room



Lower Level Meeting Room



Lower Level Youth Room



Fellowship Hall



FIRST WESLEYAN

LOCATION

Address	1625-1629 Old Salisbury Rd.				
City	Winston Salem	Zip	27127	County	Forsyth

PROPERTY DETAILS

Property Type	Specialty/Worship	Avail SF ±	8,956 SF combined	Acres ±	1.5
Floors ±	1 to 2	Parking ±	44+	Flooring	Carpet/Vinyl
Roof	Asphalt/Shingle	Year Built	1980/1990/2001	Bldg Exterior	Brick/Vinyl Siding/Wood

UTILITIES

Electrical	Duke	Sewer	Municipal	Water	Municipal
-------------------	------	--------------	-----------	--------------	-----------

TAX INFORMATION

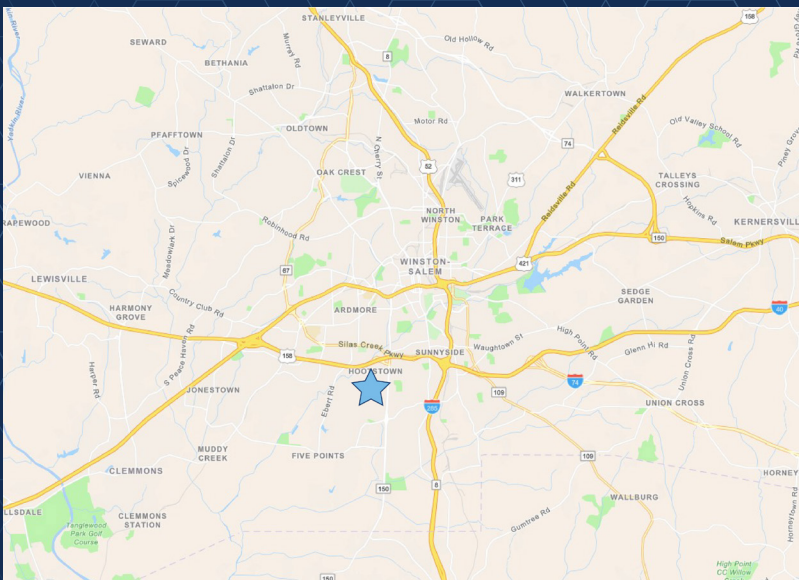
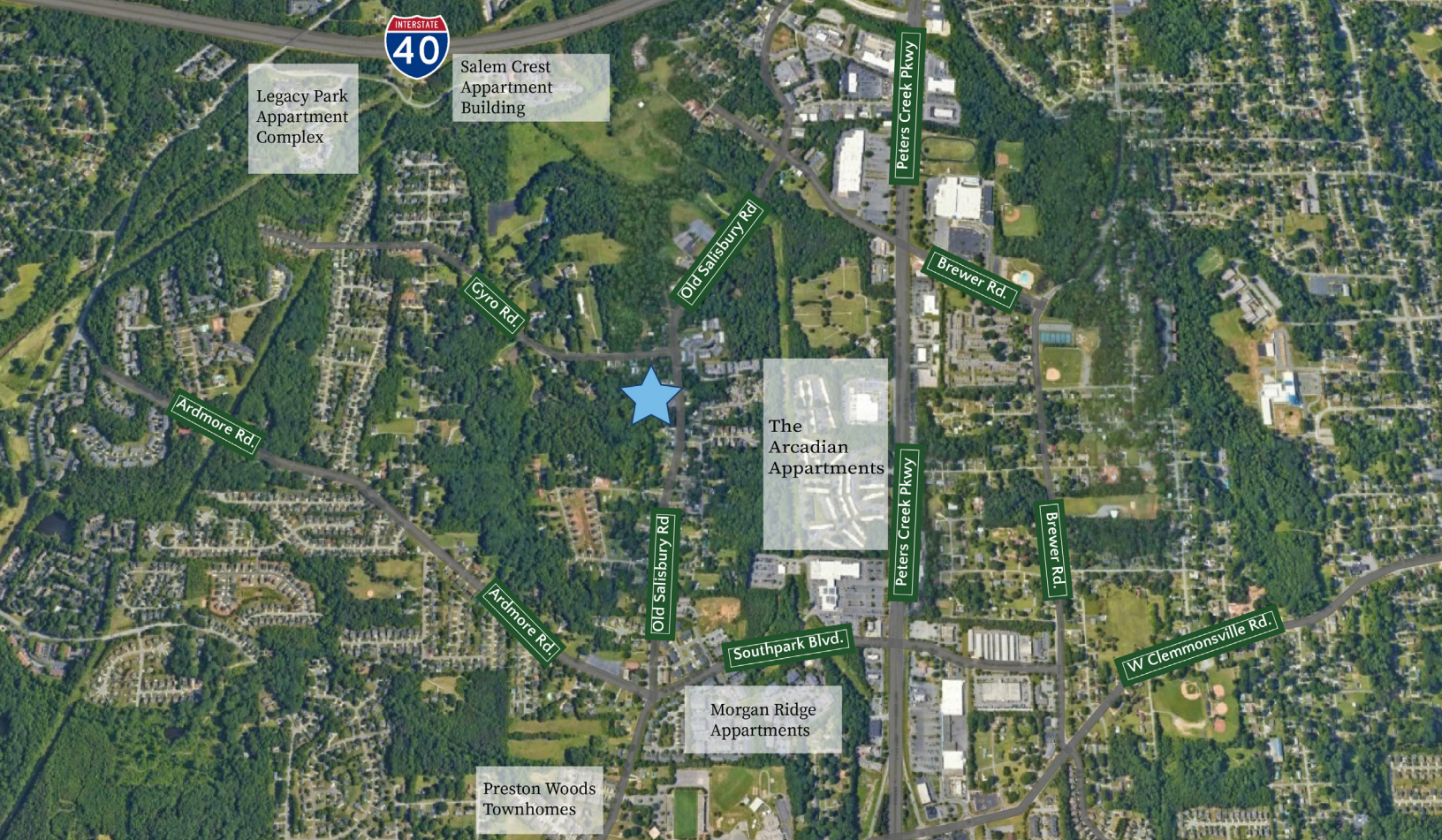
Zoning	RS-9	Tax Block	2267
Tax PIN	6824-50-3216, 6824-50-3213, 6824-50-3118, 6824-50-4103, 6824-50-4188		

PRICING & TERMS

Price	\$775,000	Tax Value	\$602,700	Price/SF	\$86.53
--------------	-----------	------------------	-----------	-----------------	---------

COMMENTS

Parsonage was tenant occupied and needs major renovations. All property tours by appointment only.



LOCATION FEATURES

- 6,036 SF Worship Hall
- 1,540 SF Fellowship Hall
- 1,410 SF Single-Family Home/Parsonage
- Easy access to Peters Creek Prkwy & I-40
- Located in highly populated southern Winston Salem