



## KEY FEATURES

- ±1.11 Acre property planned for 37 parking spots
- Approved uses include Museum or Art Gallery; Exhibition Building; Arts and Crafts Studio; Retail Store, Specialty or Misc.
- Property contains 2 public restrooms and 2 private restrooms including shower
- Theater contains kitchen / snack area in the rear
- Unified Light and Sound controls
- Special reinforcement for 2 stages of lighting and stage rigging

## LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN, CCIM

bradk@commercialrealtync.com

336.793.0890, ext 106

COMMERCIAL / SPECIALTY

FOR SALE | \$250,000

# HERITAGE THEATER

4630 Old Walkertown Road

Winston Salem, NC 27105

Listed below tax value. This former childrens theater consists of 2,880 SF of that can be used by a Theater group, Exhibition Hall, Art Studio, or a Retail Store. The area can justify a variety of uses as the Motor Rd. and Old Walkertown Rd. intersection grows. Current nearby rezoning requests of up to 18 dwelling units/acre on over 31 acres will permit over 560 dwelling units to be built within 0.15 miles of the site. The property is also only located 1.5 miles from the Winston-Salem Beltway allowing quick access to Salem Parkway and Interstate 40.





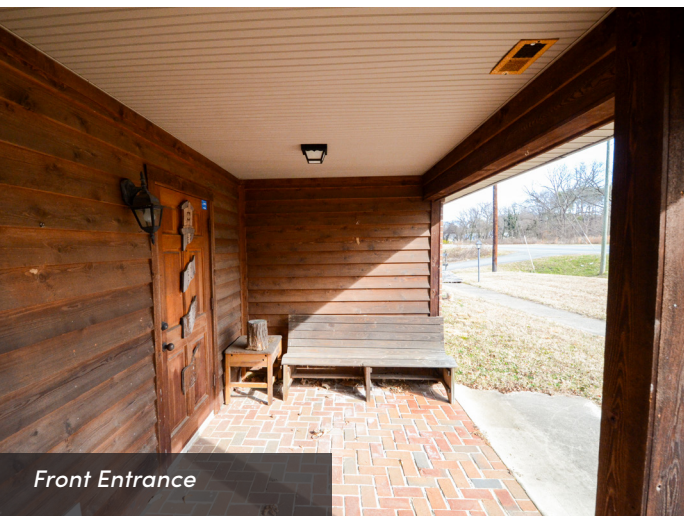
2800 SF Open Performance Area



Gas Fireplace to Left of Stage Area



Small Kitchen / Snack Area



Front Entrance



2800 SF Open Performance Area





## HERITAGE THEATER

### LOCATION

<b>Address</b>	4630 Old Walkertown Rd			<b>City</b>	Winston-Salem
<b>State</b>	NC	<b>Zip</b>	27105	<b>County</b>	Forsyth

### PROPERTY DETAILS

<b>Property Type</b>	Commercial	<b>Acres ±</b>	1.11	<b>Avail SF ±</b>	2,880
<b>Restrooms ±</b>	2 Public / 2 Private	<b>Ceiling Height ±</b>	8'2" - 12'8"	<b>Floors ±</b>	1 + audio / light area in loft
<b>Building SF ±</b>	2,880	<b>Roof</b>	Asphalt	<b>Year Built ±</b>	1997
<b>Bldg Exterior</b>	Brick	<b>Sprinklers</b>	n/a		

### UTILITIES

<b>Electrical</b>	Duke	<b>Sewer</b>	Public	<b>Heat</b>	Gas / Electric
<b>Water</b>	Public	<b>Gas</b>	Piedmont		

### TAX INFORMATION

<b>Zoning</b>	GB-S	<b>Tax PIN</b>	6847-16-0513 & 6847-06-9674
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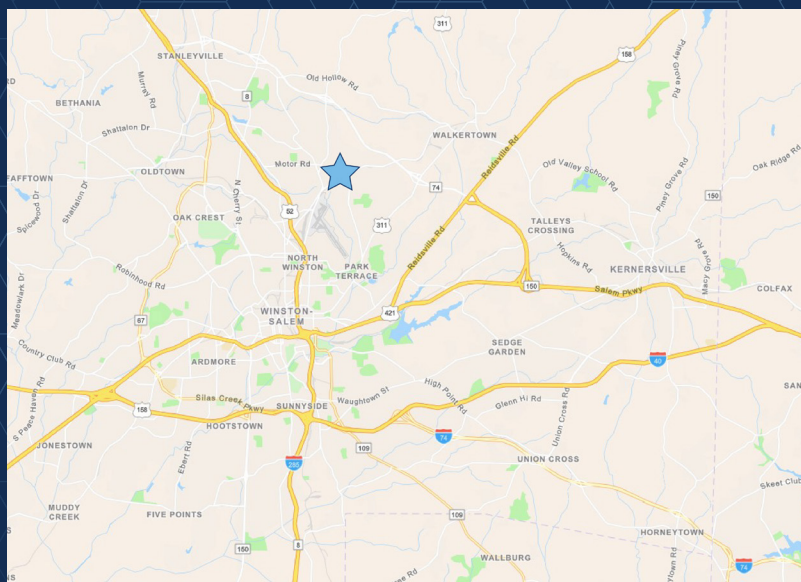
### PRICING & TERMS

<b>Price</b>	\$250,000	<b>Tax Value</b>	\$260,700	<b>Price/SF</b>	\$86.81
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### COMMENTS

Check adopted ordinance for complete list of uses permitted. Fixture can be purchased separately if desired.





### LOCATION FEATURES

- Located 0.1 miles from intersection of Motor Rd. and Old Walkertown Rd. and only 1.5 miles from Winston-Salem northern beltway
- Approximately 5,300 AADT reported by NCDOT
- Located 0.15 miles from proposed RM18 high-density residential development proposal on over 31 acres of land (Potential 568 Dwelling units)