



KEY FEATURES

- 3 unit commercial building
- Parking in the rear
- Completely rebuilt in 2012 - Over \$100,000 investment
- 100% occupied - 12 year average occupancy 95%
- 2023 Income - \$24,306
- Own as an investment or Owner / Development

COMMERCIAL/INVESTMENT

FOR SALE | \$285,000

CLEMMONSVILLE RD COMMERCIAL

470-480 West Clemmons Rd

Introducing a prime income-producing opportunity at 470-480 W Clemmons Rd. This strategically positioned commercial building features three units, and generates an impressive annual income of \$24,306. Situated along the bustling Clemmons Rd with a traffic count of 19,500 AADT, this property guarantees visibility and accessibility. Enhanced by convenient public transportation with a nearby bus route, the location caters to a diverse audience. The surrounding area boasts proximity to schools, churches, daycares, little league fields, and retail shopping, making it an ideal investment for those seeking a commercial space at the heart of a vibrant community.

LEARN MORE ABOUT THIS PROPERTY

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WEST CLEMMONSVILLE ROAD

LOCATION

Address	470-480 West Clemmons Road		City	Winston-Salem	
State	NC	Zip	27127	County	Forsyth

PROPERTY DETAILS

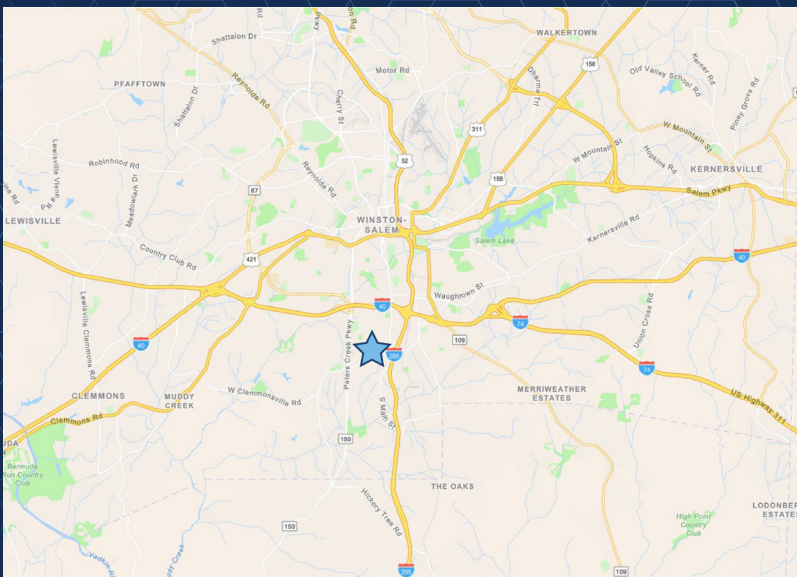
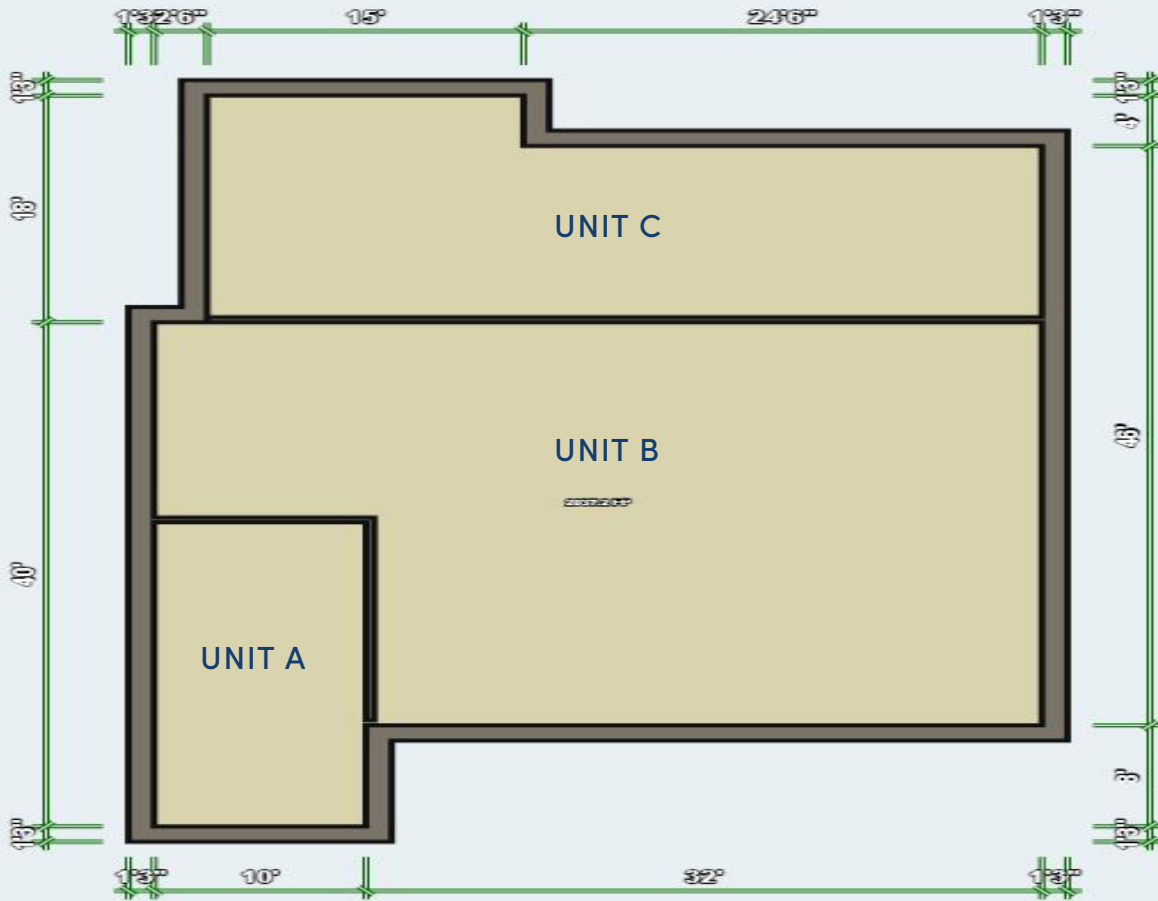
Property Type	Commercial	Acres ±	0.35	Restrooms ±	2
Floors ±	1	Parking ±	Est. 20	Building SF ±	2,016
Retail SF ±	2,016	Roof	Asphalt	Year Built	1942, renovated 2012
Bldg Exterior	Brick / Siding	Sprinklers	N/A		

UTILITIES

Electrical	Duke	Sewer	Municipal	Water	Municipal
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PRICING & TERMS

Price	\$285,000	Tax Value	62,300
Income/mth ±	2,025	Price/SF ±	141.37



LOCATION FEATURES

- Located in a small neighborhood scaled commercial node
- 78 feet road frontage on W Clemmons Rd. (19,500 AADT)
- Located on Bus Route 101 serving major southside residential neighborhoods
- Short distance from major attractors such as Schools, Churches, Daycares, Little League Fields, and Retail Shopping