



## KEY FEATURES

- ±8,516 SF on main level and ±4,977 on ground level, totaling ±13,493 SF
- Located in the West End District of Downtown Winston Salem at the Second and Broad Street intersection
- Zoned HB (Highway Business)
- Entrances to the building on both Second and Broad Streets
- Spectacular Views of Winston-Salem Skyline
- In convenient proximity to multiple restaurants and retailers
- Sale includes the adjacent parking lot (±0.1 acres), totaling ±0.49 acres

RETAIL/RESTAURANT

FOR SALE | \$1,290,000

## 212 N BROAD ST

212 North Broad Street

Winston Salem, NC 27101

Excellent opportunity to own retail property in the West End District of Downtown Winston-Salem. Located at the corner of Second St. and Broad St., this property is situated in close proximity to multiple restaurants and retailers, and provides exceptional access to Business-40 and Peters Creek Pkwy. The property is zoned HB (Highway Business) which can facilitate a multitude of office and retail uses. The sale includes an adjacent parking lot (±0.1 acres), for a total of ±0.49 acres. Currently priced at \$1,000 PSF.

### LEARN MORE ABOUT THIS PROPERTY

#### HOUSTON HOUGH

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336.793.0890, ext 206



# 212 N BROAD ST

LOCATION					
Address	212 N Broad St			City	Winston Salem
State	NC	Zip	27101	County	Forsyth
PROPERTY DETAILS					
Property Type	Office/Retail	Acres ±	0.49	Avail SF ±	13,493
SF per Floor ±	8,516 - upper level 4,977 - lower level	Floors ±	2	Parking ±	15 Surface Spaces (Does not include spaces at adjacent Green St Lot)
Building SF	13,493	Retail SF	13,493	Year Built	1960
UTILITIES					
Electrical	Duke	Sewer	Municipal	Water	Municipal
TAX INFORMATION					
Zoning	HB (Highway Business)			Tax Pin	6925-95-6927
PRICING & TERMS					
Price	\$1,290,000				