



KEY FEATURES

- Highly functional office space
- Extra land for outdoor events
- 14+ Parking Spaces
- High visibility - 26,000 AADT
- New roof - 2024
- New upper level HVAC - 2022
- Alarm system
- Hardwired CAT 5

NON-PROFIT / EDUCATIONAL

FOR SALE | \$799,000

REYNOLDA RD. OFFICE FACILITY

2920 Reyolda Rd.

Winston Salem, NC 27106

This beautifully renovated office property offers a highly functional layout ideal for nonprofit, administrative and/or educational use. Featuring multiple private and shared office spaces, meeting rooms, a kitchenette, and two covered porches. The building provides comfort and practicality across three floors including a finished lower level. The property has four bathrooms and 14+ parking spaces. Recent updates include a new roof installed in 2024 and a new upper-level HVAC system added in 2022. The property also features a professionally installed basement drainage system, alarm system and hardwired CAT 5. This space has high visibility and an average daily traffic count of over 26,000 vehicles per day.

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN

BradK@commercialrealtync.com

336.793.0890, ext 106



Semi Private Offices



Executive Office



Conference Room



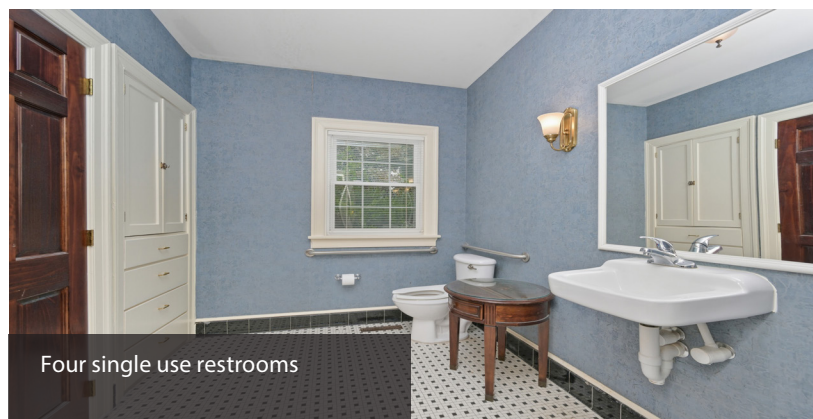
Activity rooms



Kitchenette

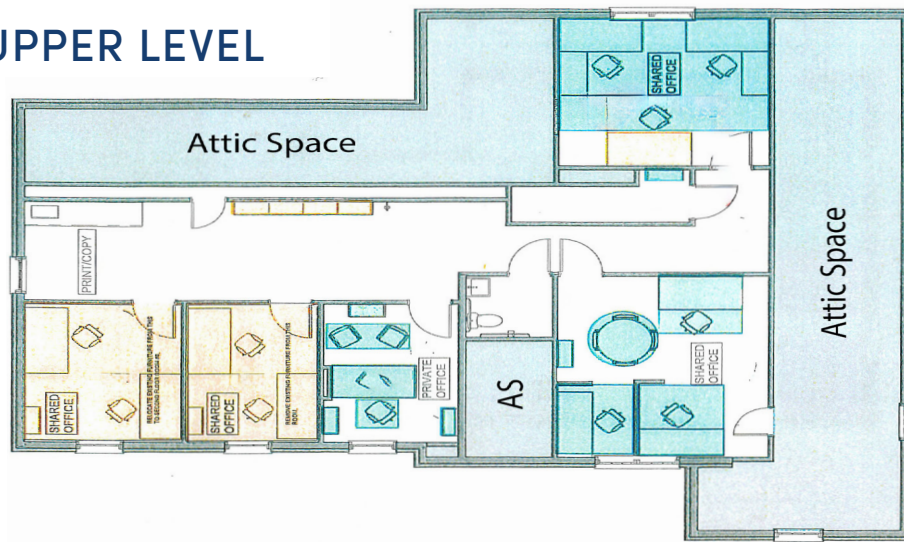


One of two covered porches



Four single use restrooms

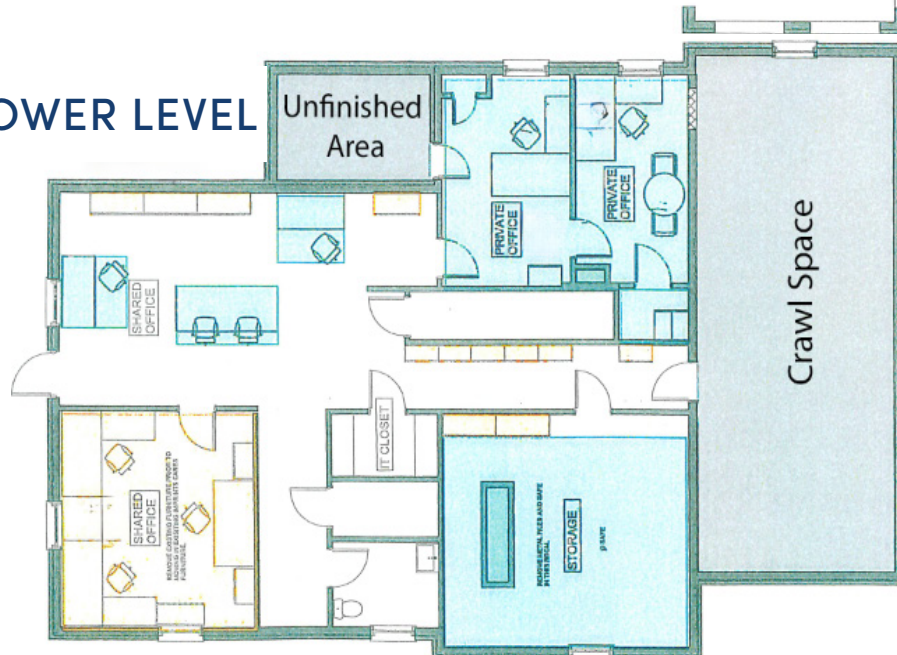
UPPER LEVEL



MAIN LEVEL



LOWER LEVEL





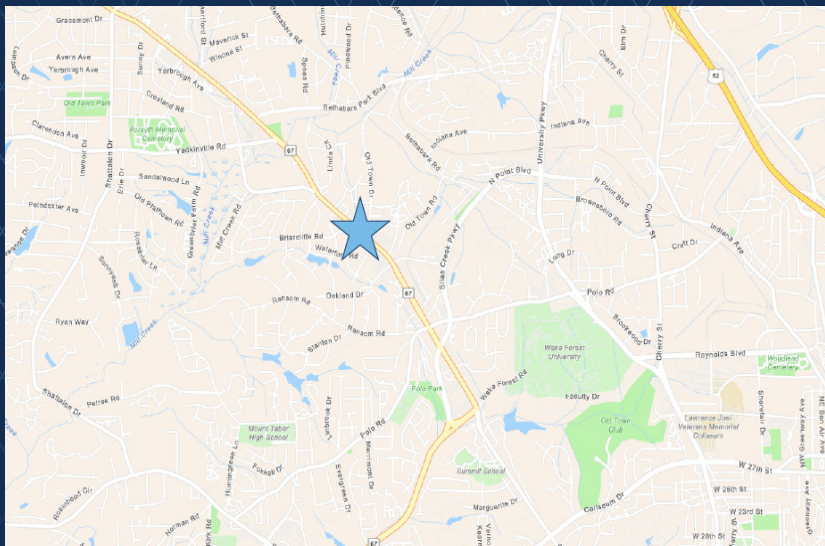
REYNOLDA RD. OFFICE FACILITY

LOCATION					
Address	2920 Reynolda Rd.			City	Winston-Salem
State	NC	Zip	27106	County	Forsyth
PROPERTY DETAILS					
Property Type	Office	Avail SF ±	5,143	Acres ±	1.82
Parking	14+	Floors	3 floors	Restrooms	4
TAX INFORMATION					
Zoning	LO-S			Tax Pin	6817-54-3295
Tax Value	\$757,900				
PRICING					
Price	799,000 (negotioable)			Price/SF	\$155.36
Notes	* A deed restriction currently limits the sale to a non-profit and/or educational institution.				



OFFICE

FOR SALE | \$799,000



LOCATION FEATURES

- High visibility - 26,000 ADT
- ± 1.7 miles to Wake Forest University
- A part of Reynolda Rd. Activity Center
- Access to retail and restaurants
- Main corridor to Downtown Winston-Salem
- ± 4.5 miles to the Beltline