

**356-358 DIXIE BROADWAY**  
WINSTON-SALEM, NC



**For Sale**  
**\$185,000**  
Cap Rate: 8.4%

**NAI Piedmont Triad**  
Commercial Real Estate Services, World Wide

250 W. First Street, Suite 301  
Winston-Salem, NC 27101  
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# PROPERTY INFORMATION

356-358 Dixie Broadway presents an excellent opportunity to acquire a fully occupied duplex investment in Winston-Salem, NC. The property consists of two recently renovated 1-bedroom, 1-bathroom units that are 100% leased, providing immediate and reliable cash flow. Offered at \$185,000 and producing an attractive 8.4% cap rate, this turnkey asset combines stable income with upside potential in one of the Triad's established residential sub-markets. Ideal for investors seeking strong returns, minimal near-term capital improvements, and a manageable rental property.

- Asking Price: \$185,000
- Cap Rate: 8.4%
- 100% Occupied – Fully leased with immediate income stream
- Two Residential Units – Each unit consists of 1 Bedroom / 1 Bathroom
- Recently Renovated – Updated interiors enhance tenant satisfaction and marketability
- Turnkey Investment – No lease-up required
- Stable Cash Flow – Income-producing asset from day one
- Strong Entry-Level Investment Opportunity – Affordable price point for investors
- Located in Winston-Salem, NC – Established residential market with ongoing growth and demand
- Low Management Complexity – Efficient two-unit layout simplifies ownership



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