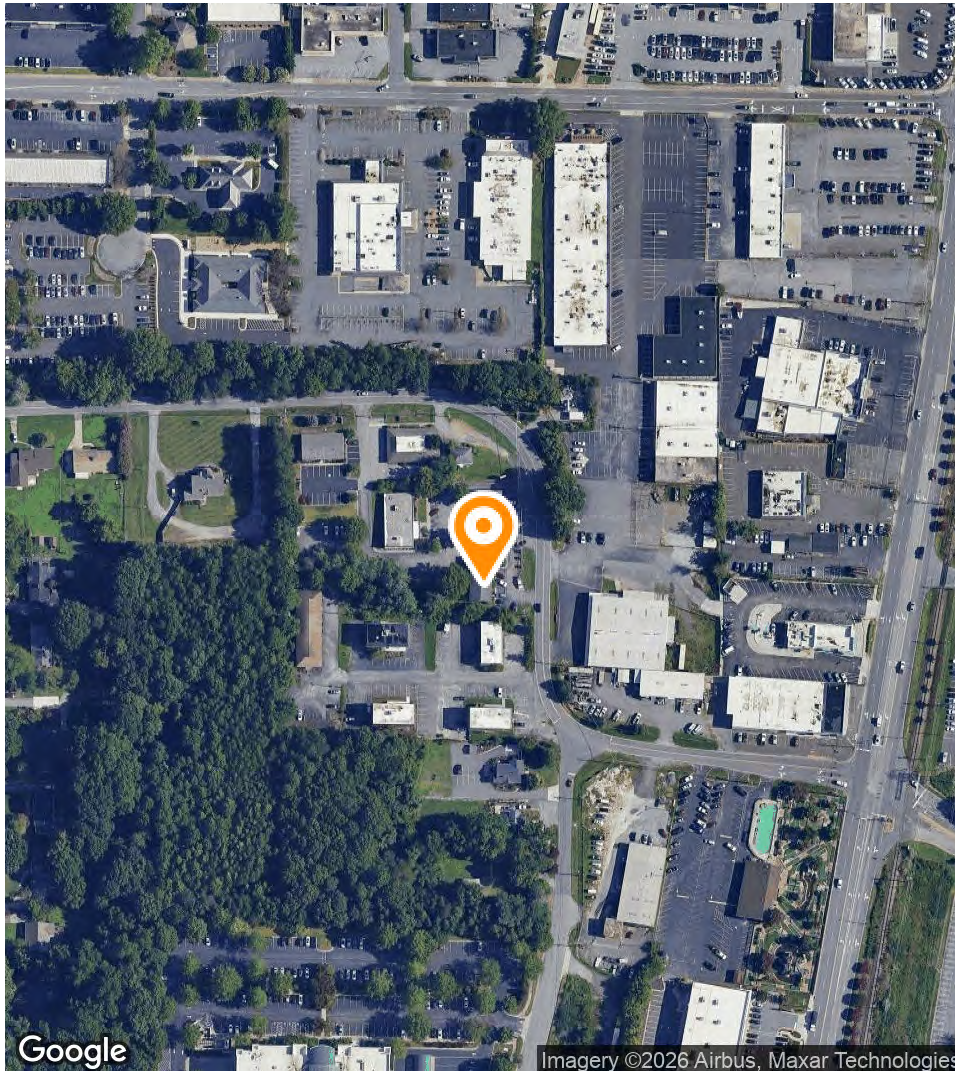


WINSTON-SALEM, NC

3536 VEST MILL ROAD

L | T

OFFICE BUILDING FOR SALE / LEASE



PROPERTY HIGHLIGHTS

- ±2,040 SF freestanding office
- 2–3 private offices, a full kitchen, a conference room, an open work area, and ample storage space
- Surface parking available in front
- Conveniently located near Hanes Mall Boulevard, Silas Creek Parkway, and US-421/Salem Parkway

OFFERING SUMMARY

Sale Price:	\$565,000
Lease Rate:	\$16.25 SF/yr (MG)
Available SF:	±2,040 SF
Lot Size:	0.55 Acres
Building Size:	2,040 SF

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

3536 VEST MILL ROAD

L | T

OFFICE BUILDING FOR SALE / LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

3536 VEST MILL ROAD

L | T

OFFICE BUILDING **FOR SALE / LEASE**



Rendering



Rendering



Rendering



Rendering

Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

3536 VEST MILL ROAD

L | T

OFFICE BUILDING FOR SALE / LEASE



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

3536 VEST MILL ROAD

L | T

OFFICE BUILDING **FOR SALE / LEASE**



Freestanding office building located just off Stratford Road. The building is $\pm 2,040$ SF and features 2-3 private offices, a full kitchen, a conference room, an open work area, and ample storage space. The main level has some hardwood floors and a brick fireplace, while the basement features concrete floors and a brick fireplace. There is one bathroom on each floor. Surface parking is available in front. Conveniently located near Hanes Mall Boulevard, Silas Creek Parkway, and US-421/Salem Parkway.



Katie Hayes

336.473.0206

katie@ltpcommercial.com

Taryne Seatz

828.406.6858

tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

WINSTON-SALEM, NC

3536 VEST MILL ROAD

L | T

OFFICE BUILDING **FOR SALE / LEASE**

LOCATION INFORMATION

Street Address	3536 Vest Mill Road
City, State, Zip	Winston-Salem, NC 27103

PROPERTY INFORMATION

Property Type	Office
Zoning	GO
Lot Size	0.55 Acres
Building Size	±2,040 SF
Year Built	1959
HVAC	Central



SALE PRICE: \$565,000
LEASE RATE: \$16.25 SF/YR
(MG)

Katie Hayes

336.473.0206
katie@ltpcommercial.com

Taryne Seatz

828.406.6858
tseatz@ltpcommercial.com

Linville | Team Partners
COMMERCIAL REAL ESTATE

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.