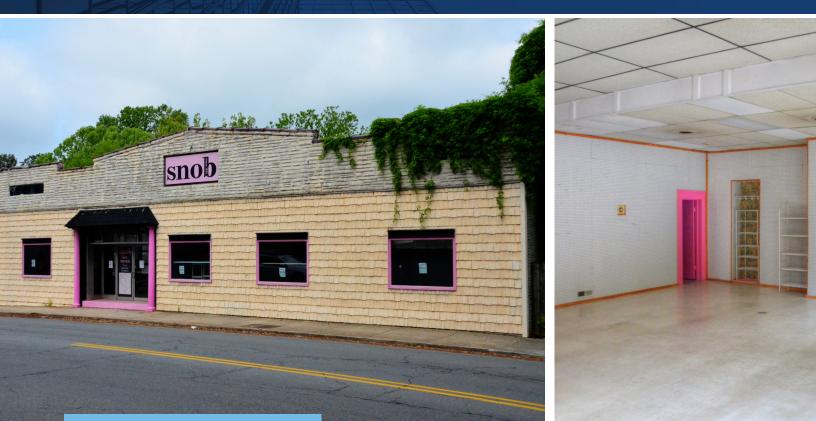
#### COMMERCIAL REAL ESTATE SERVICES AND INVESTMENTS





## **KEY FEATURES**

- ±4,500 SF retail/office opportunity
- Conveniently located in West End's commercial corridor
- Upgraded LED lighting and recently replaced energy efficient HVAC units
- ±9,700 ADT
- PB Zoning allows for a variety of uses
- Lease Rate: \$11.50 PSF MG

#### **RETAIL / OFFICE OPPORTUNITY**

FOR LEASE

# **465 WEST END BLVD**

Winston Salem, NC 27101

This ±4,500 SF retail / office space is located in a popular commercial corridor in Winston-Salem due to its proximity to higher income residential neighborhoods of Buena Vista and West End. The unit consists of open floor area with upgraded LED lighting and recently replaced energy efficient HVAC units. The property is next to the Joymongers Brewing and the TAP drinking rooms, cafes and professional offices. The former Tenant occupied this location since 1976 and averaged 250-300 customers on a Saturday.

### LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN | AICP, LEED AP ND

BradK@commercialrealtync.com 336.793.0890, ext 106

### JEFF ANDREWS, PARTNER

Jeff@commercialrealtync.com 336.793.0890, ext 103



# **465 WEST END BOULEVARD**

LOCATION					
City	Winston-Salem	State/Zip	NC, 27101	County	Forsyth
TAX PIN	6825-78-5363	Zoning	РВ	Year Built / Renovated	1920 / 1988
PROPERTY DETAIL	S				
Property Type	Retail / Office	Building SF±	4,500	Available SF±	4,500
Buildings	1	Foors	1	Restrooms	1
Parking	16 spaces + street parking	Waste	Free city trash pickup	Flooring	Tile/Carpet
JTILITIES					
Electrical	Duke Energy	Sewer	Public	Heat	Gas
Water	Public	Air	Central	GAS	PNG
PRICING AND TERM	۸S				
Lease Rate	\$11.50			Lease Type	MG
COMMENTS					

Perfect location for shared office concept. Owner open to splitting the space for a smaller tenant.

### LEARN MORE ABOUT THIS PROPERTY

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### COMMERCIAL REAL ESTATE SERVICES AND INVESTMENTS



#### WEST END RETAIL / OFFICE OPPORTUNITY

FOR LEASE





## LOCATION FEATURES

- Conveniently located in West End's commercial corridor
- Easy access to Business 40 and downtown