



KEY FEATURES

- ±2,400 SF Specialty Day Care building
- Includes all fixtures currently located on the property
- ±11,000 AADT (2017)
- Last permitted for 55 kids
- Additional +/-1.04 acres available for \$50,000 for future expansion
- Sale: \$300,000
- Lease: \$12.50 NNN

OLD SALISBURY DAYCARE FACILITY

FOR SALE OR LEASE

2423 OLD SALISBURY RD.

Winston Salem, NC 27127

LEARN MORE ABOUT THIS PROPERTY

BRAD KLOSTERMAN, AICP, LEED AP ND

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Entrance
Activity Area #1



Playground #1 with access to ramp



ADA Parking



Lower Level - Activity Area #2



Upper Level - Infant Room



OLD SALISBURY DAY CARE

LOCATION - 2423-2425 OLD SALISBURY ROAD

City	Winston-Salem	Zip	27127	County	Forsyth
Acres±	0.68	Total SF±	2,400	Floors±	2

PROPERTY DETAILS

Dimensions±	30' x 40'	Restrooms	2	Ceiling Height±	8'
Flooring	12" x 12" VCT	Roof	Asphalt	Exterior	Brick/Wood
Parking±	13 spaces / 1 ADA	Sprinklers	No	Elevator	No

UTILITIES

Electrical	Duke Energy	Sewer	City	Heat	Gas
Water	City	Air	Electric	Gas	PNG

TAX INFORMATION

Zoning	RM8-S	Tax Block/Lot	3843-90Q & 90R	Tax Map	618830
Tax PIN	6823-32-0874/1913				

PRICING & TERMS

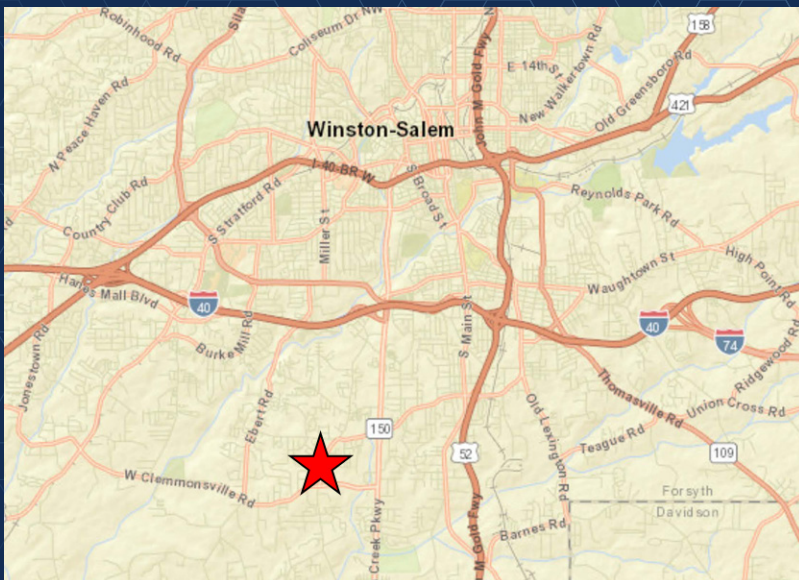
Price	\$300,000	Tax Value	\$200,200	Rent/Month	\$2,500.00
Price PSF	\$125.00	Lease Rate PSF	\$12.50	Lease Type	NNN

COMMENTS

Additional +/-1.04 acres available for \$50,000 for future expansion.

OLD SALISBURY DAYCARE FACILITY

FOR SALE OR LEASE



LOCATION FEATURES

- Located on Old Salisbury Road just north of Clemmonsville Rd.
- Convenient access to Hwy 150
- Proximity to new shopping including Super Wal-Mart, Lowe's Home Improvement, Chick-Fil-A, Allegacy FCU, restaurants and more.

Demographics (ESRI)			
	1 Mile	2 Miles	3 Miles
2018 Population	6,450	24,073	43,956
2018 Households	2,578	10,206	18,474
2018 Median Household Income	\$52,932	\$50,889	\$50,004