

M E R I D I A N

147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101 | P 336.722.1986 | F 336.723.3173

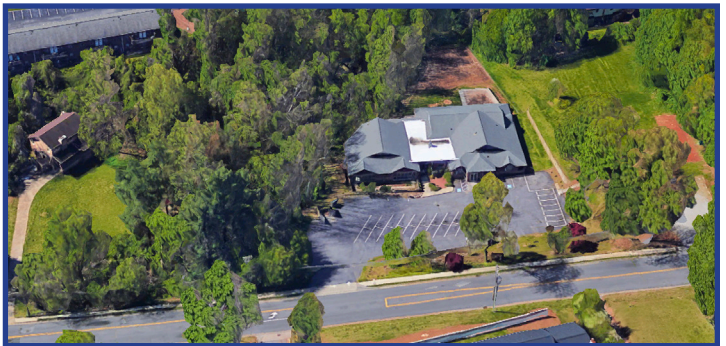
Investment Property

3904 Old Vineyard Road

Winston-Salem, NC 27104



Investment property fully leased to single tenant (Childcare) through February 2024. Originally constructed for Montessori School, features large classrooms in modern facility with land for expansion. Ideal location with close proximity to US Hwy 421, I-40, residential areas, hospitals, shopping centers, and services.



For More Information:

John L. Ruffin, CCIM

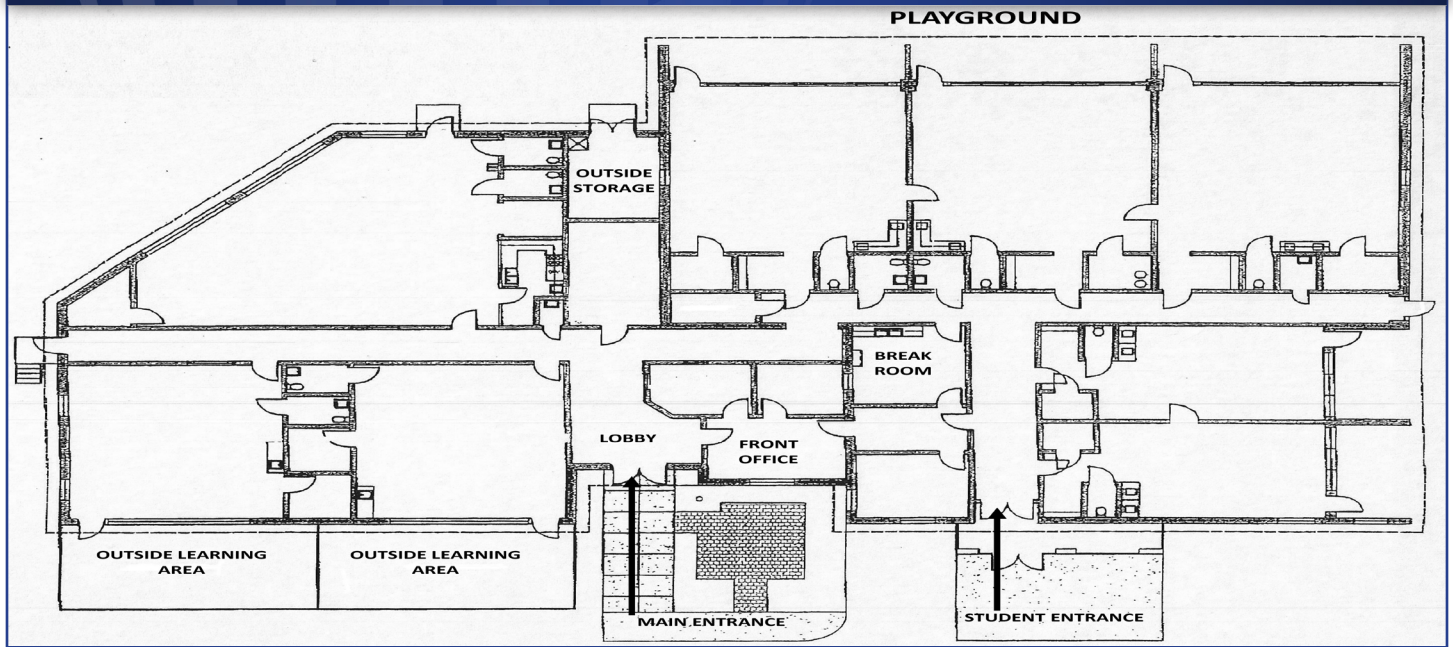
Jruffin@meridianrealty.com

336.480.2081

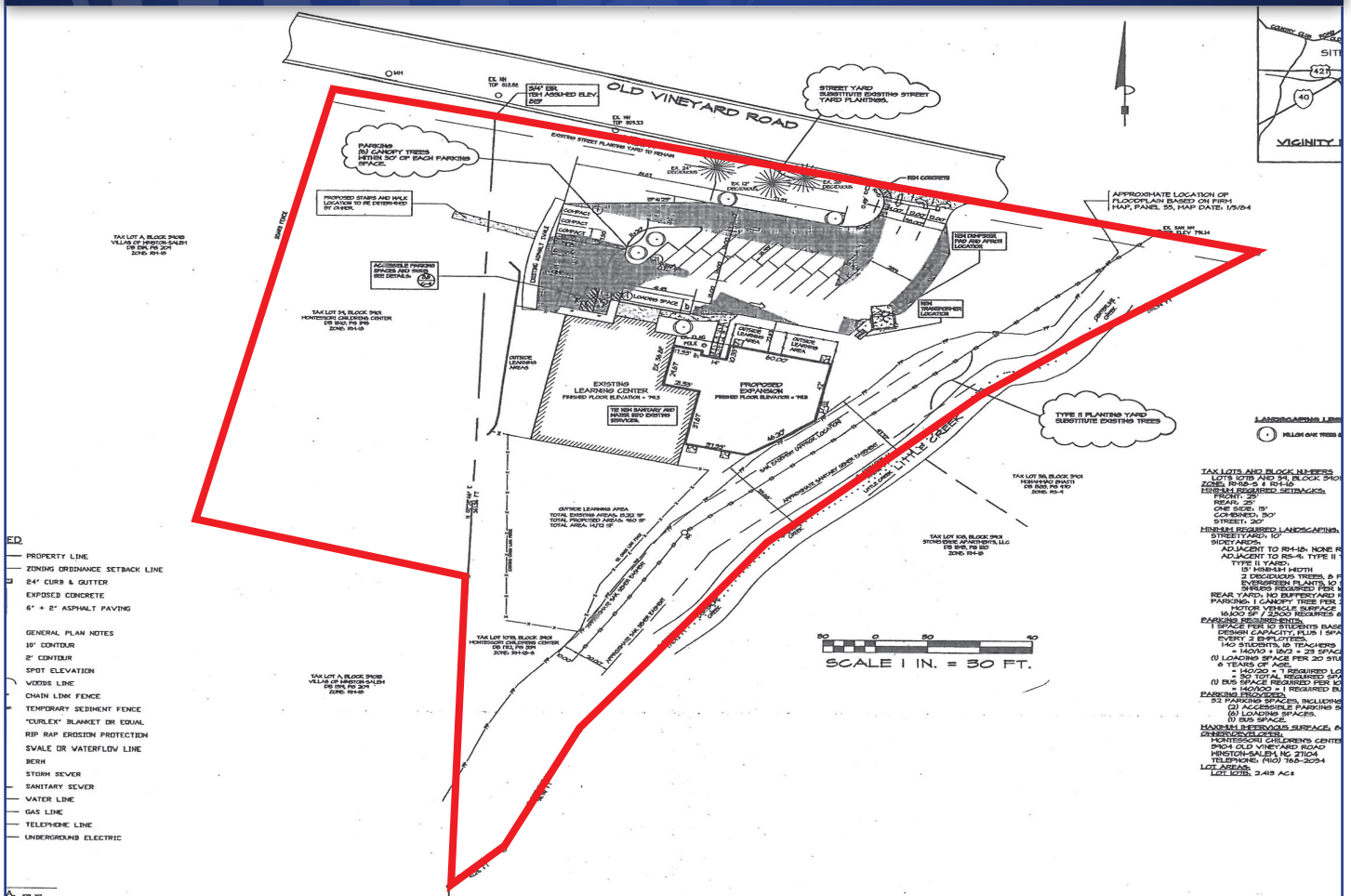
FOR SALE: \$1,125,000

WWW.MERIDIANREALTY.COM

FLOOR PLAN



SITE PLAN

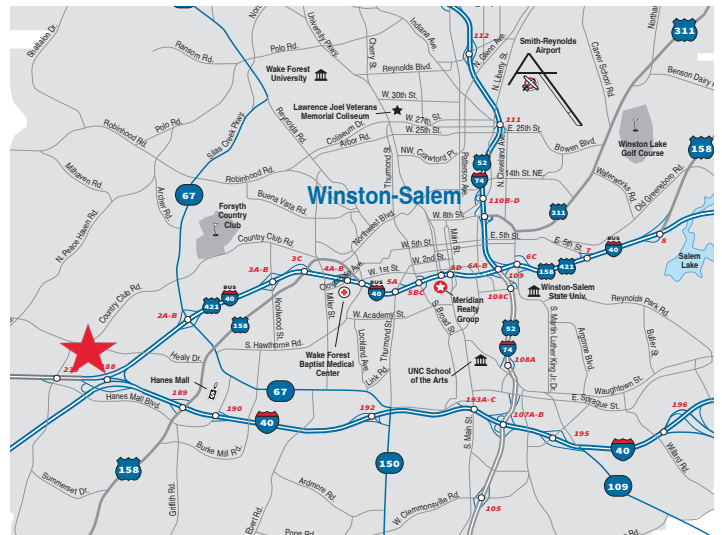


3904 Old Vineyard Road | Winston-Salem, NC 27104

PHOTOS



- 11,390± sf
- 3.34± acres
- Zoned RM-18; RM-18S
- Leased through February 2024
- Additional land for expansion
- **Sale Price: \$1,125,000.00**





No warranty or representation (express or implied) is made as to the accuracy or completeness of the information set forth herein. All information is submitted subject to errors, omissions, change of price, prior lease or sale, and withdrawal without notice. All marketing material produced by the Meridian Realty Group is proprietary. Any reproduction is expressly prohibited.



THE MERIDIAN REALTY GROUP | 147 S. CHERRY STREET, SUITE 200 | WINSTON-SALEM, NC 27101
P 336.722.1986 | F 336.723.3173