

# TRIAD COMMERCIAL PROPERTY – FOR SALE

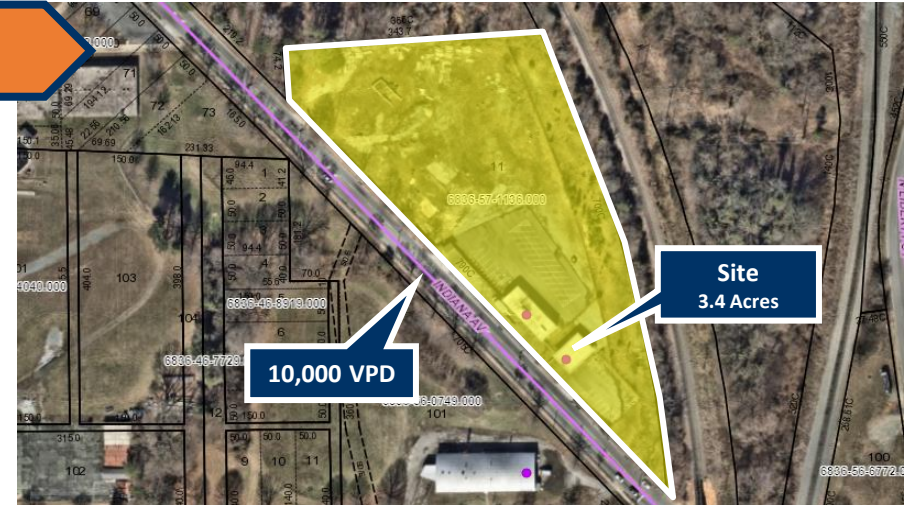
2805 Indiana Ave | Winston-Salem, NC



**+/- 3,600 SF on 3.4 Acres – \$950,000.00**

## HIGHLIGHTS

- **Available investment opportunity in Winston-Salem**
- **Fully leased 1,200 SF commercial building & 2,400 SF warehouse on site**
- **+/- 1.87 Acres of residual land for development**
- **Zoned general industrial (GI)**
- **Perfect lot for flex space, drop yard, or small warehouse**
- **Close access to Hwy 52**
- **75,000 VPD on Hwy 52 & 10,000 VPD on Indiana Ave**
- **Site is fully fenced with access gate in rear**



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# High Level Aerial

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# Low Level Aerial

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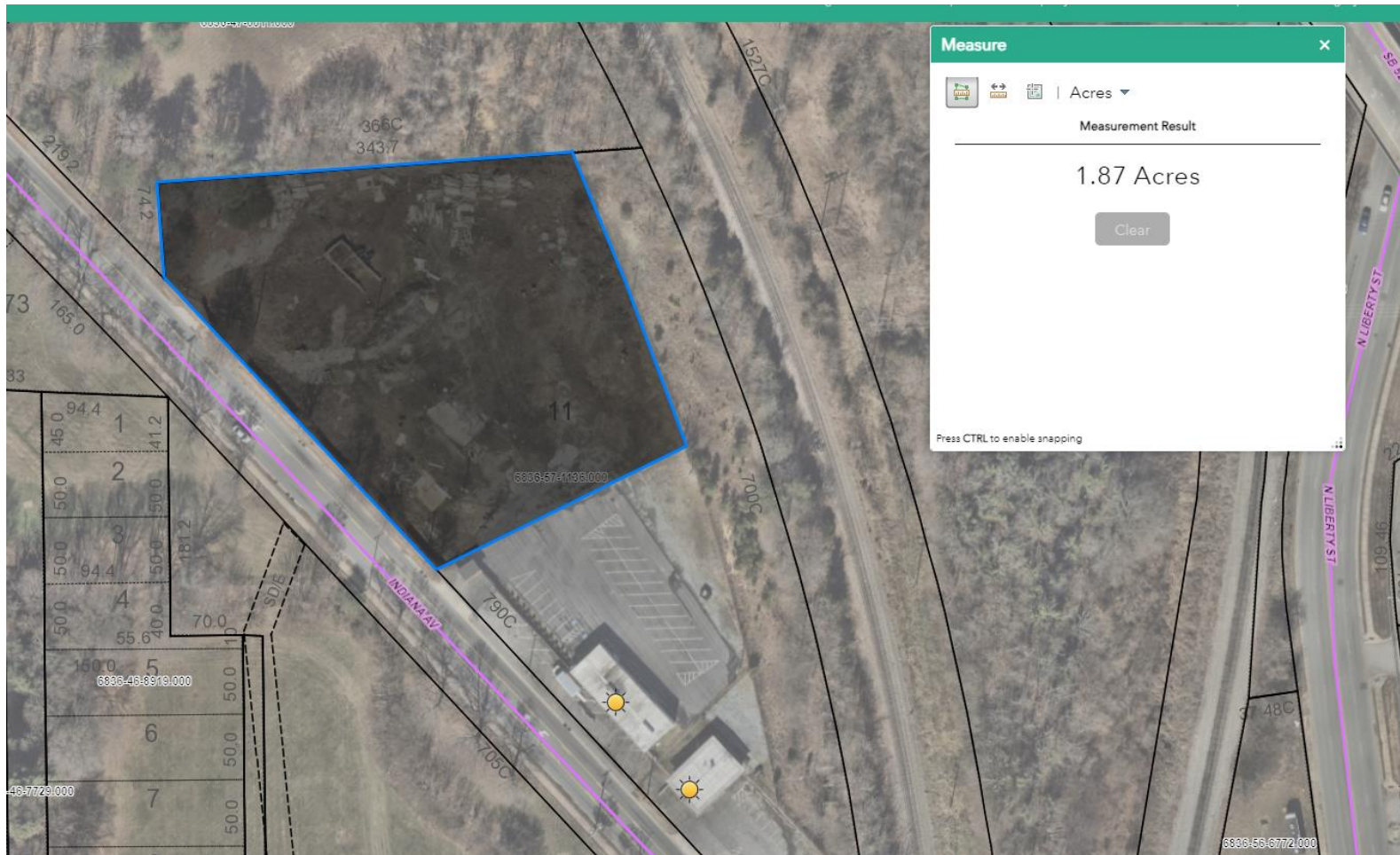


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# Residual Land for Development

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# Rent Roll

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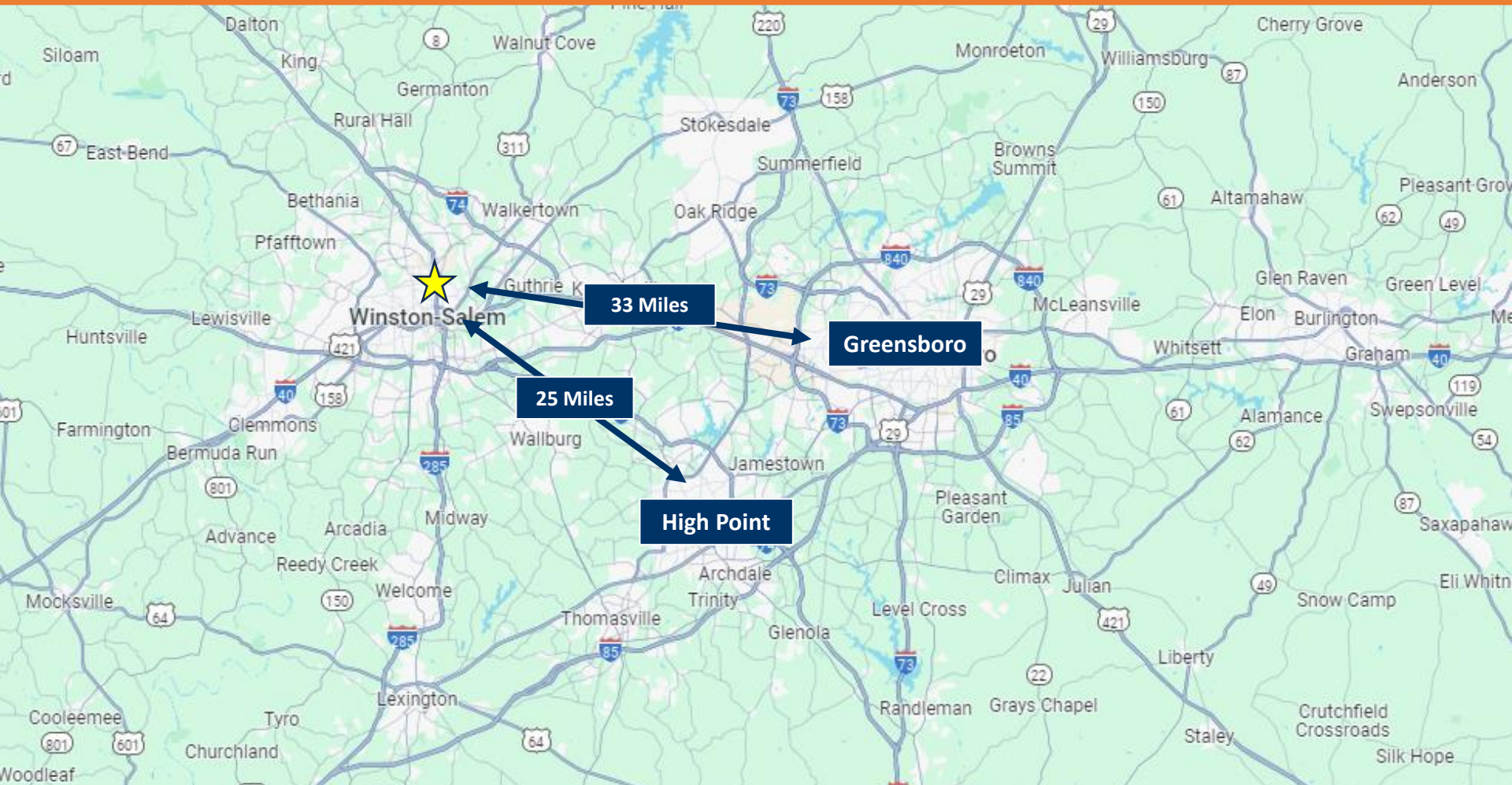


Lease Type	Space	Lease Execution Date	Initial Term	Lease End Date	Annual Base Rent	Monthly Installment	Options
Gross	1200 sf Building	3/1/2022	36 Months	2/28/2025	\$24,000.00	\$2,000.00	(1) - 1 Year Extension
Gross	2400 sf Warehouse	8/15/2024	12 Months	8/15/2025	\$60,000.00	\$5,000.00	No Options

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# Proximity Map

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# Exterior Photos

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