



# MILLER HATCHER

## COMMERCIAL REAL ESTATE

1903 MARGARET ST. WINSTON-SALEM, NC 27103

SALE/LEASE



- Rare opportunity to own or lease this 8,000 Sq Ft freestanding flex building
- Location just off Stratford Road, near Hanes Mall, Novant Forsyth Medical Center and much more
- Adjacent undeveloped lot included
- Sales Price: \$725,000 Lease Rate: \$6.50 PSF NNN



**JACK STEELMAN**  
Direct: 336.283.0642  
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Email: Jack@millerhatcher.com

No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.



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LOCATION



1903 Margaret St

**NOVANT**  
HEALTH  
Forsyth Medical Center

**H**  
HANES  
MALL



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DETAILS

### LOCATION

Address	1903 Margaret Street				
City	Winston-Salem	Zip	27103	County	Forsyth

### PROPERTY DETAILS

Property Type	Flex	Acres ±	0.89	Dimensions ±	Irregular
Available SqFt ±	8,000	Floors	1	Ceiling Height ±	16' x 18'
Office SqFt ±	1,570	Restrooms	2	Parking	20
Building SqFt ±	8,000	Flooring	Carpet/Concrete	Drive-in's	1
Year Built	1980	Roof	Metal		
Renovated	2001	Bldg Exterior	Block		

### UTILITIES

Electrical	Duke Energy	Sewer	City	Heat	Yes
Water	City	Air	Office Only	Gas	Yes

### TAX INFO

Tax PIN	6814-58-5526	Zoning	GB	Tax Map	612846
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### PRICING

Price	\$725,000	Rent/mo ±	\$4,333	Lease Type	NNN
Price/SqFt ±	\$88.24	Lease Rt/SqFt ±	\$6.50	Tax Value	\$580,000

### COMMENTS

Free standing building with incredible location between Stratford Road and Silas Creek Parkway at Forsyth Medical Center/Novant Health. 8,000 s.f. on ground floor: 1,570 s.f. office, 6,430 s.f. heated warehouse, plus 216 s.f. office on mezzanine level. Warehouse ceiling height 16-18 feet. 0.89 acres includes adjacent undeveloped lot. Property also For Lease.



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