



4955 INDIANA AVE. WINSTON-SALEM, NC 27106

FOR SALE

Sports Center

48,000 SqFt Sports Center

4,881 Office SqFt

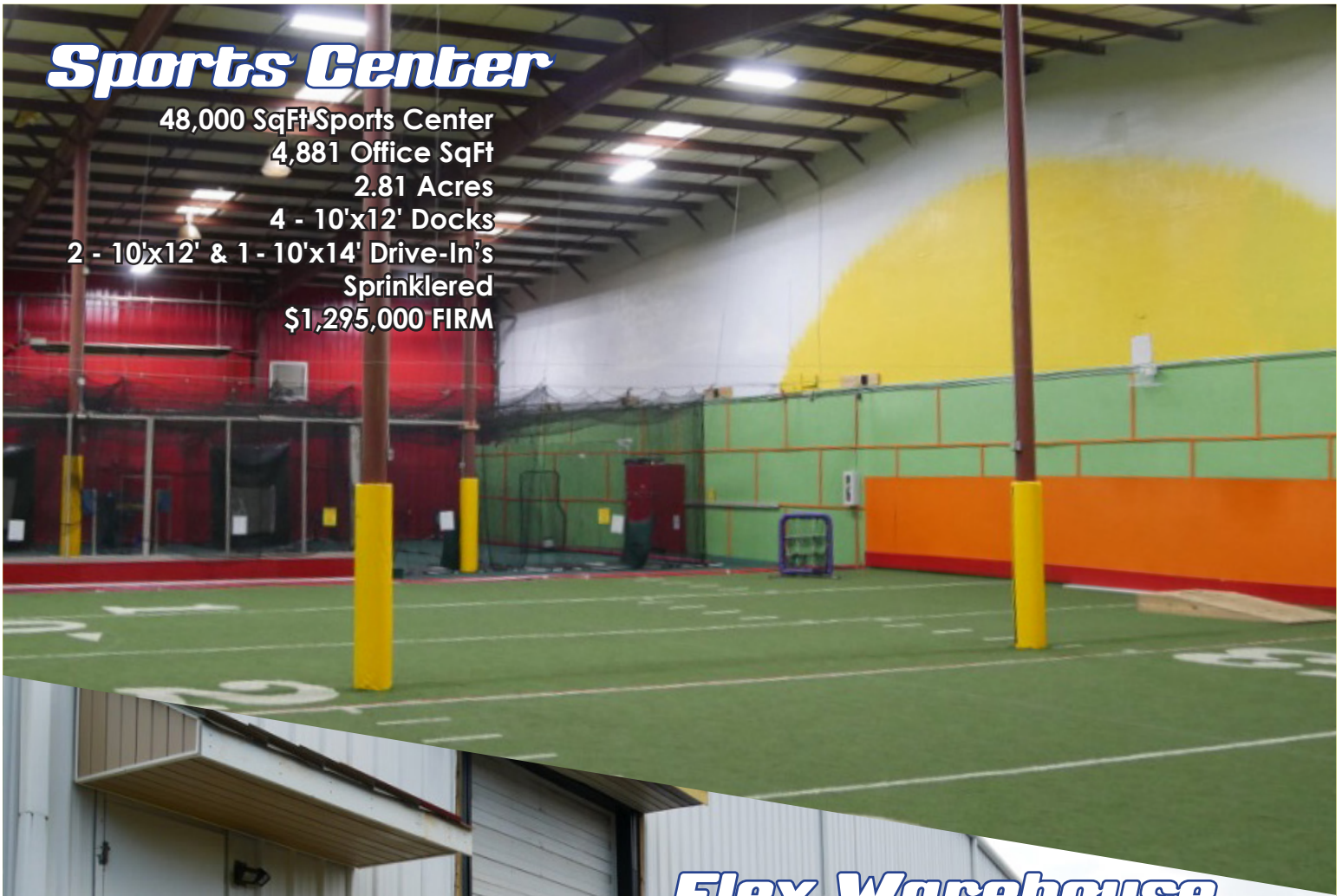
2.81 Acres

4 - 10'x12' Docks

2 - 10'x12' & 1 - 10'x14' Drive-In's

Sprinklered

\$1,295,000 FIRM



Flex Warehouse



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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MILLER HATCHER

COMMERCIAL REAL ESTATE

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LOCATION

Address	4955 Indiana Ave.				
City	Winston-Salem	Zip	27106	County	Forsyth

PROPERTY DETAILS

Property Type	Office/Warehouse	Acres ±	2.81	Dimensions ±	150'x320'
Available SqFt ±	48,000	Floors	1	Ceiling Height ±	30'
Office SqFt ±	4,881	Restrooms	6	Parking	130
Warehouse SqFt ±	43,119	Flooring	Concrete	Bay Size ±	50'x25'
Year Built	1977	Roof	Metal	Docks ±	4 - 10'x12'
Add. Addresses	4951 & 4953	Bldg Exterior	Metal/Stone	Drive-In's ±	2-10'x12' 1-10'x14'

UTILITIES

Electrical	3 Meters/600 Amps	Sewer	Public	Heat	Gas/Heat Pump
Water	City				

TAX INFO

Zoning	HB	Tax PIN	3451	Tax Block	6827-38-5283
Tax Map	618878	Tax Lots	116A		

PRICING

Price	\$1,295,000 FIRM				
Price/SqFt ±	\$27				

COMMENTS

This Sports Center is under valued for the market. MAI appraisal at \$1,950,00. Could be converted easily to flex/distribution, warehouse, etc. These spaces are separately metered. Located one mile from US 52 off of University Parkway/ Home Road. Co-listed by Sherry Whitt Properties, Inc.

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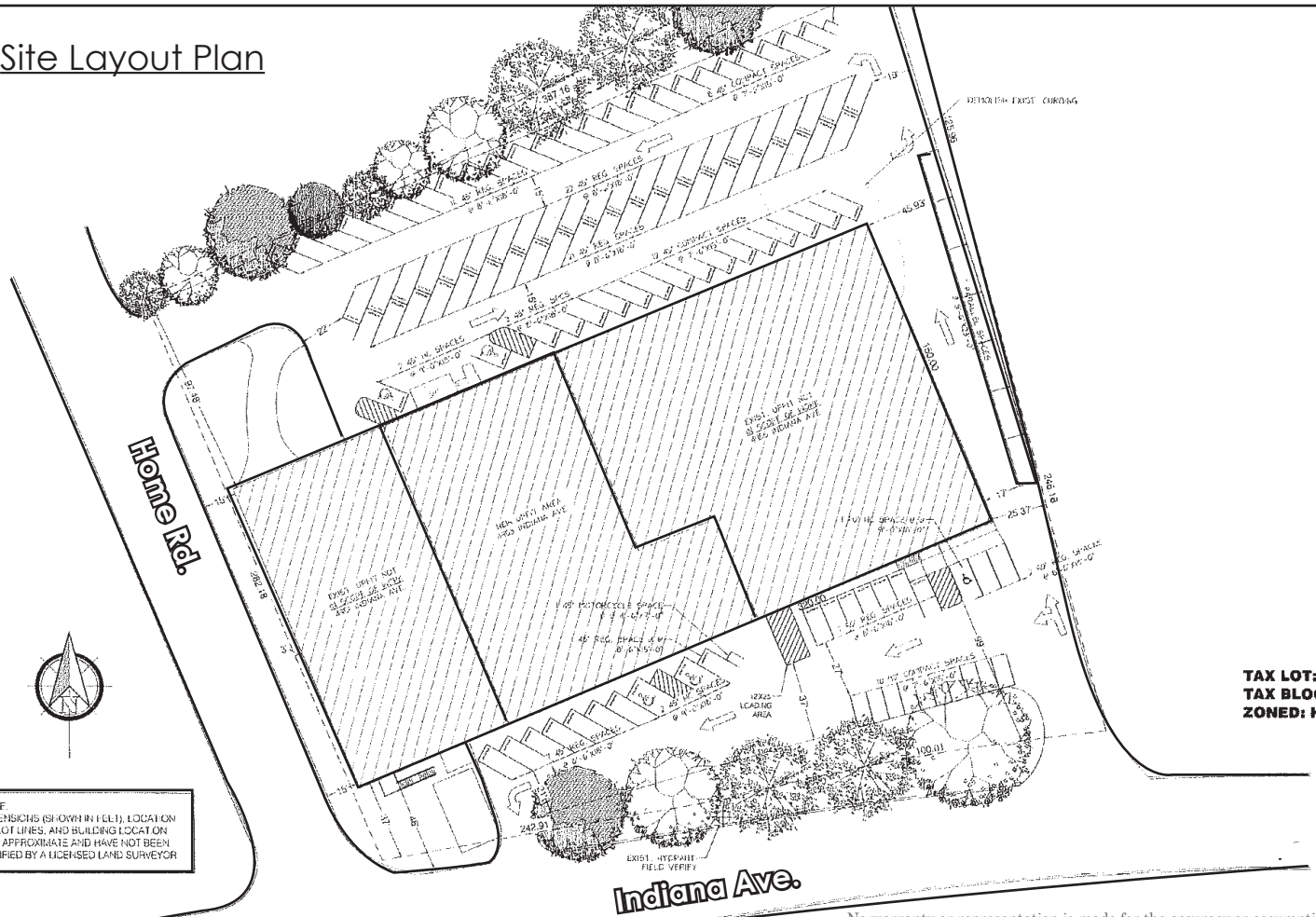


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Site Layout Plan



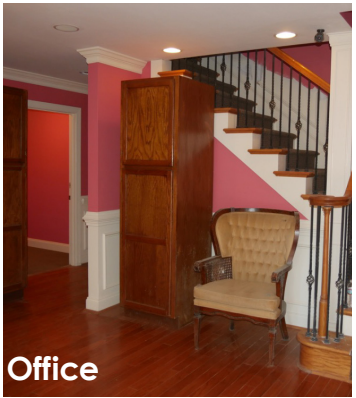
**TAX LOT: 116A
TAX BLOCK: 3451
ZONED: HB**

NOTE:
DIMENSIONS (SHOWN IN FEET), LOCATION
OF LOT LINES, AND BUILDING LOCATION
ARE APPROXIMATE AND HAVE NOT BEEN
VERIFIED BY A LICENSED LAND SURVEYOR

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Sports Center



Office



Warehouse



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