

1001 S STATE STREET

OFFICE BUILDING FOR SALE / LEASE



1001 S STATE STREET
YADKINVILLE, NC 27055

PROPERTY DESCRIPTION

Rare stand-alone office opportunity in Yadkinville! The well-maintained site features a functional layout including a lobby/reception area, showroom space, workspace cutout, 8 private offices, full kitchen/breakroom, and additional basement storage. Strategically located right off the junction of US-421 and US-601, under 30 minutes from downtown Winston-Salem, and surrounded by major retailers such as CVS, Pizza Hut, Hardee's, and Dollar Tree. Amazing visibility and signage on State Street (8,500 VPD).

OFFERING SUMMARY

Sale Price:	\$475,000
Lease Rate:	\$16.50 SF/yr (NNN)
Building SF:	±3,559 SF (with additional basement storage)
Lot Size:	0.75 Acres
NOI:	\$0.00

Dom Maggio

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Nick Gonzalez

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COMMERCIAL REAL ESTATE

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LOCATION INFORMATION

Street Address 1001 S State Street

City, State, Zip Yadkinville, NC 27055

PROPERTY INFORMATION

Property Type Office

Zoning TZ

Lot Size 0.75 Acre

Building Size ±3,559 SF (with additional basement storage)

Number of Floors 1

Year Built 1974

Parking 22 Surface Spaces



SALE PRICE: \$475,000
LEASE RATE: \$16.50 SF/YR
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