

FOR SALE



BEDSWORTH-BEHAN

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Winston-Salem, NC 27101

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Property Information



Property Summary

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PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of Winston-Salem. This two story, 4,320 SF, 1-unit building, dating back to 1910 and thoughtfully renovated in 1996, offers a remarkable space for retail or street retail ventures. Zoned CB WO, this property provides flexibility for a variety of businesses, making it an ideal choice for astute investors seeking a strategic addition to their portfolio. Located in the thriving Winston-Salem area, this historic yet modernized building presents a unique chance to capitalize on the city's dynamic commercial landscape. Embrace the potential of this property to establish a commanding presence in this vibrant market.

PROPERTY HIGHLIGHTS

- 4,320 SF building
- 1 unit
- Built in 1910

OFFERING SUMMARY

Sale Price:	\$650,000
Number of Units:	1
Lot Size:	0.05 Acres
Building Size:	4,320 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	2,194	5,826
Total Population	597	3,868	11,044
Average HH Income	\$117,169	\$100,336	\$75,614

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LOCATION DESCRIPTION

Nestled in the heart of Winston-Salem, BEDSWORTH-BEHAN offers an exciting blend of history, culture, and vibrant retail opportunities. The nearby historic Old Salem Museums & Gardens provides a charming backdrop for the area, while the vibrant Trade Street Arts District is a haven for local artists, unique boutiques, and eclectic dining experiences. Investors will appreciate the area's proximity to hotspots like Bailey Park and the Innovation Quarter, fostering a dynamic and forward-thinking business environment. With its mix of historic charm and modern innovation, the location presents a prime opportunity for retail and street retail investors to be part of Winston-Salem's flourishing commercial landscape.

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Complete Highlights

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PROPERTY HIGHLIGHTS

- 4,320 SF building
- 1 unit
- Built in 1910
- Renovated in 1996
- Zoned CB WO
- Ideal for retail or Office or Mixed Use
- Strategic Winston-Salem location
- Historic yet modernized
- Flexible space for diverse businesses

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Additional Photos

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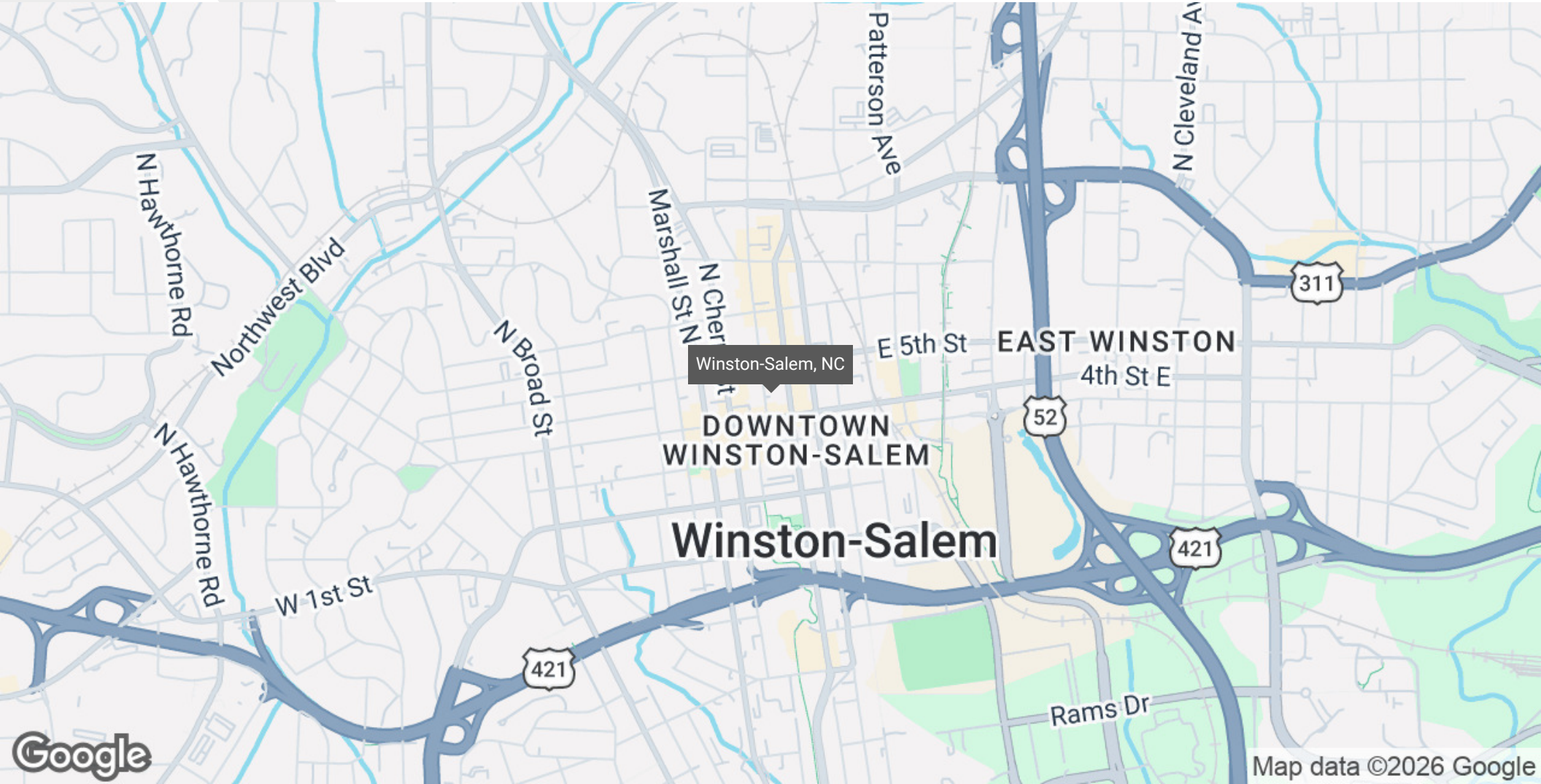
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Location Information



Regional Map

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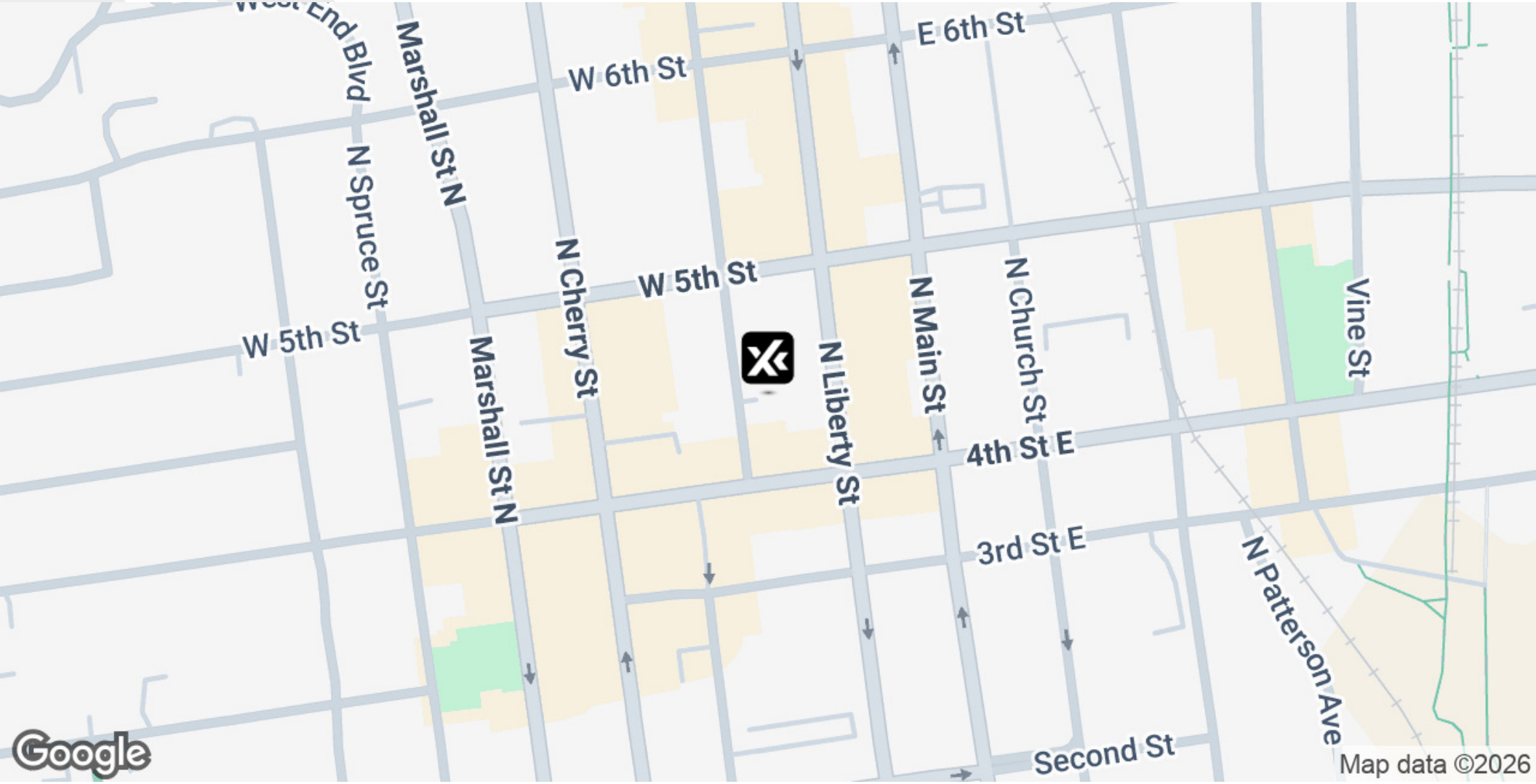
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Location Map

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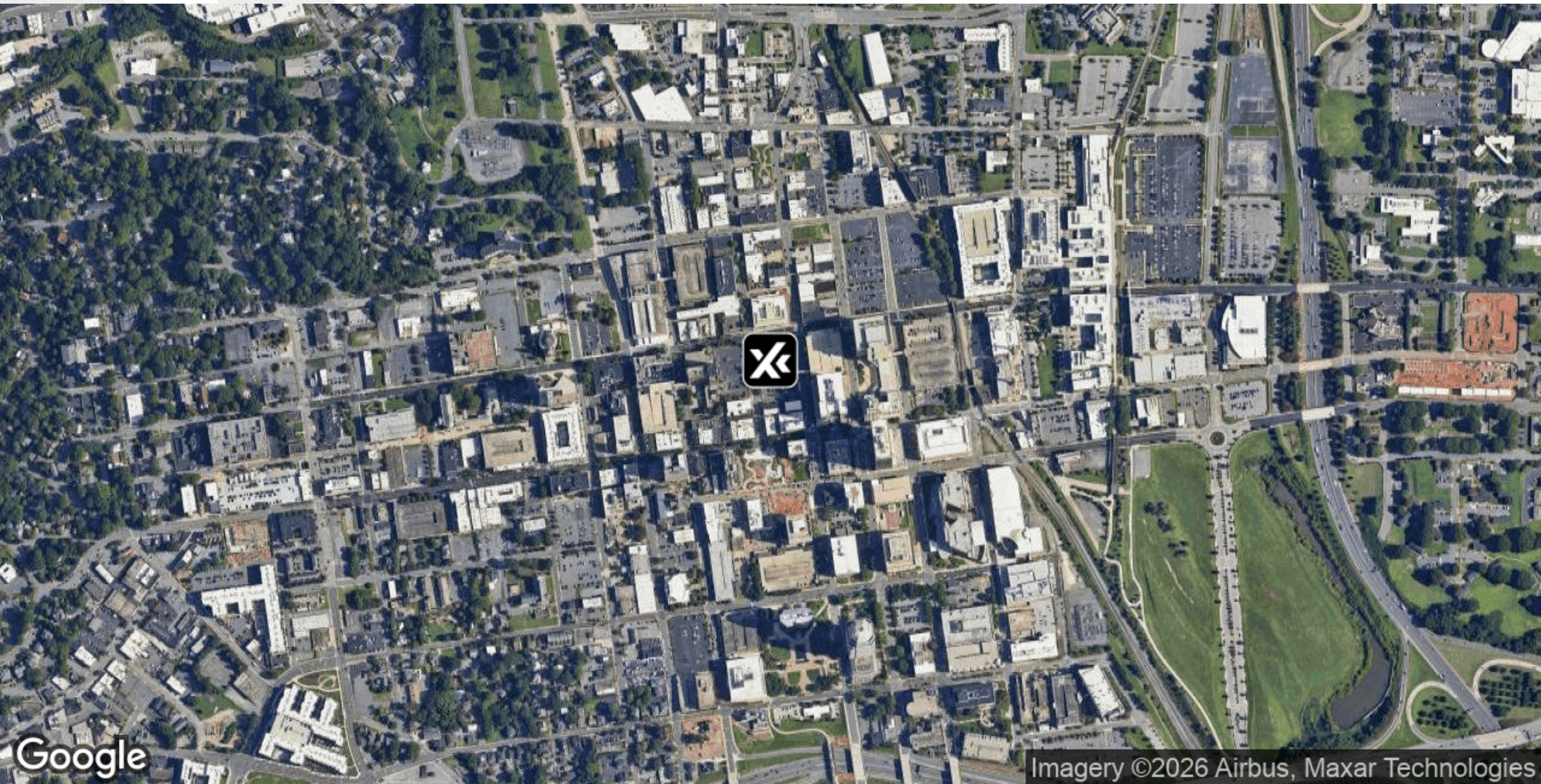
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Aerial Map

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Financial Summary

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Price	\$650,000
Price per SF	\$150
Price per Unit	\$650,000

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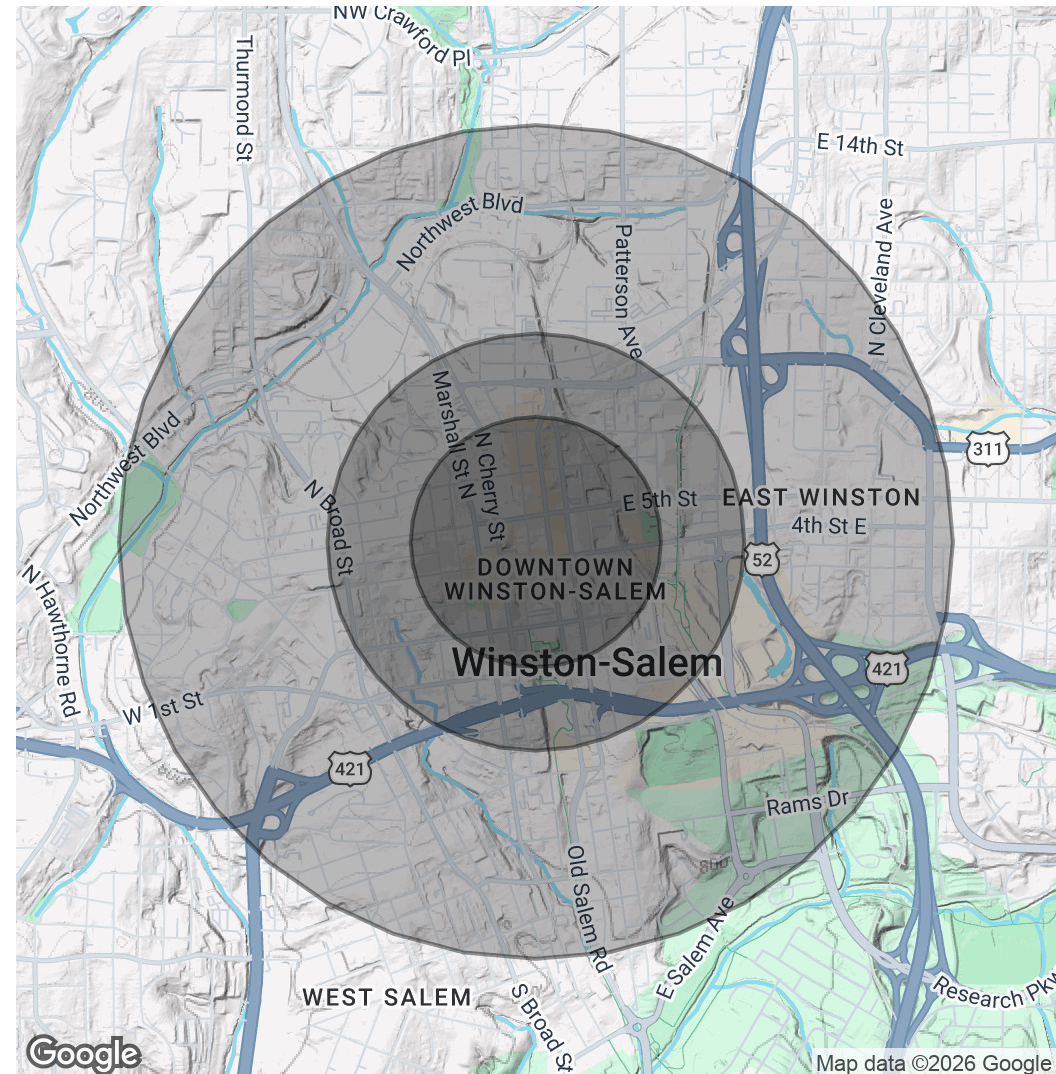
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	597	3,868	11,044
Average Age	38	39	39
Average Age (Male)	38	39	39
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	2,194	5,826
# of Persons per HH	2	1.8	1.9
Average HH Income	\$117,169	\$100,336	\$75,614
Average House Value	\$396,177	\$394,168	\$331,131

Demographics data derived from AlphaMap



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Advisor Bio

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Thank you!

For questions, details, or to
arrange a property tour, feel free
to contact me.



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