

FOR SALE

**3400 Healy Drive
Winston Salem, NC 27103**



1007 Battleground Avenue, Suite 401
Greensboro, NC 27408
336-379-8771

Contact:



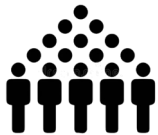
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3400 Healy Drive Winston Salem, NC 27103

FOR SALE: \$1,495,000

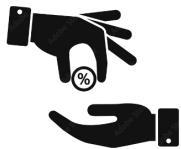
Rare opportunity to acquire a move-in ready, energy-efficient Office property in one of Winston Salem's most sought-after locations. 3400 Healy Drive features a modern, well-appointed 5,620 square foot 2-story building that underwent a comprehensive renovation in 2023. The roughly half-acre property is located at the signalized corner of Healy Drive and Ashleybrook Lane, which sees close to 10,000 vehicles per day. Boasting a flexible layout and ample parking, 3400 Healy Drive offers a hard to find combination of modern amenities, sustainability, and prime corner location, making it an ideal choice for businesses seeking long-term value and growth potential.

POPULATION



1 Mile	3 Miles	5 Miles
5,885	64,455	159,167

AVERAGE HH INCOME



1 Mile	3 Miles	5 Miles
\$38,094	\$65,647	\$86,080

TRAFFIC



Healy Drive & Plaza West Road
16,031 Vehicles Per Day

KEY FEATURES

Prime Location: Situated at the hard corner of Healy Drive and Ashleybrook Lane, this property benefits from high visibility and excellent access to major roads, retail centers, and surrounding amenities. Convenient to Stratford Road, Downtown Winston Salem, and Interstate-40.

Energy Efficiency: Equipped with solar panels, the building is designed to minimize energy costs and achieve a significantly reduced energy bill, offering long-term savings on utilities.

Modernized Interior: The extensive 2023 renovation includes updated HVAC, energy-efficient lighting, modern finishes, and a refreshed layout that maximizes the building's functionality and flow.

Spacious Floor Plan: The building offers ample space for private offices, meeting rooms, and collaborative areas, providing flexibility to accommodate various business needs.

Turn-Key Condition: This property is move-in ready, offering a polished environment that requires minimal upfront investment for a new occupant.

PROPERTY DETAILS

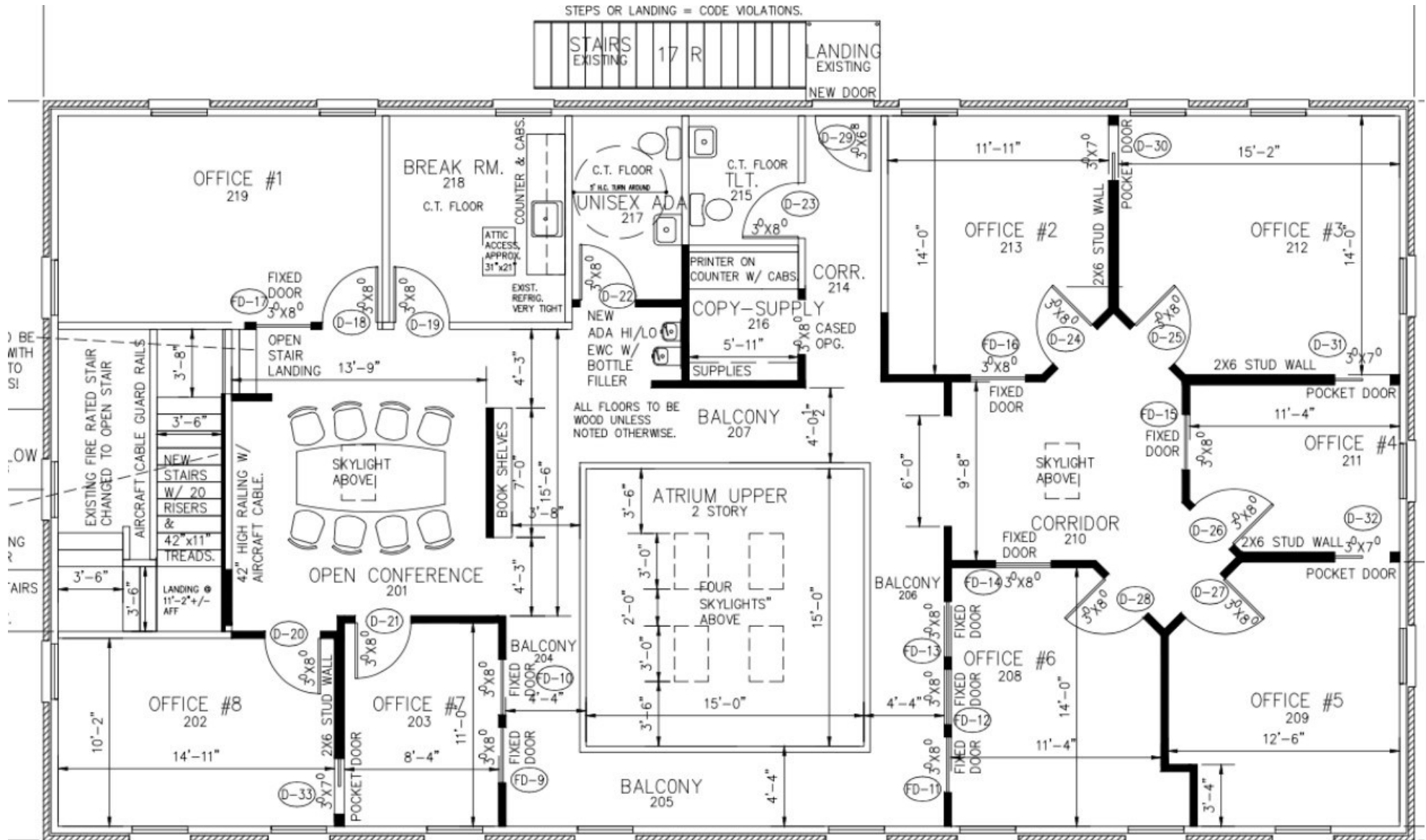
- Property Address: 3400 Healy Drive, Winston Salem, NC 27103
- Parcel ID: 6814-29-4082 (Forsyth County)
- Square Footage: 5,920 +/-
- Sale Price: \$1,495,000
- Year Built: 1982 (renovated 2023)
- Zoning: General Office (GO)
- Parking: 28 Spaces
- Roof: Shingle
- HVAC: 5 Units; Electric Heat Pump
- Upgraded SolarEdge Inverters

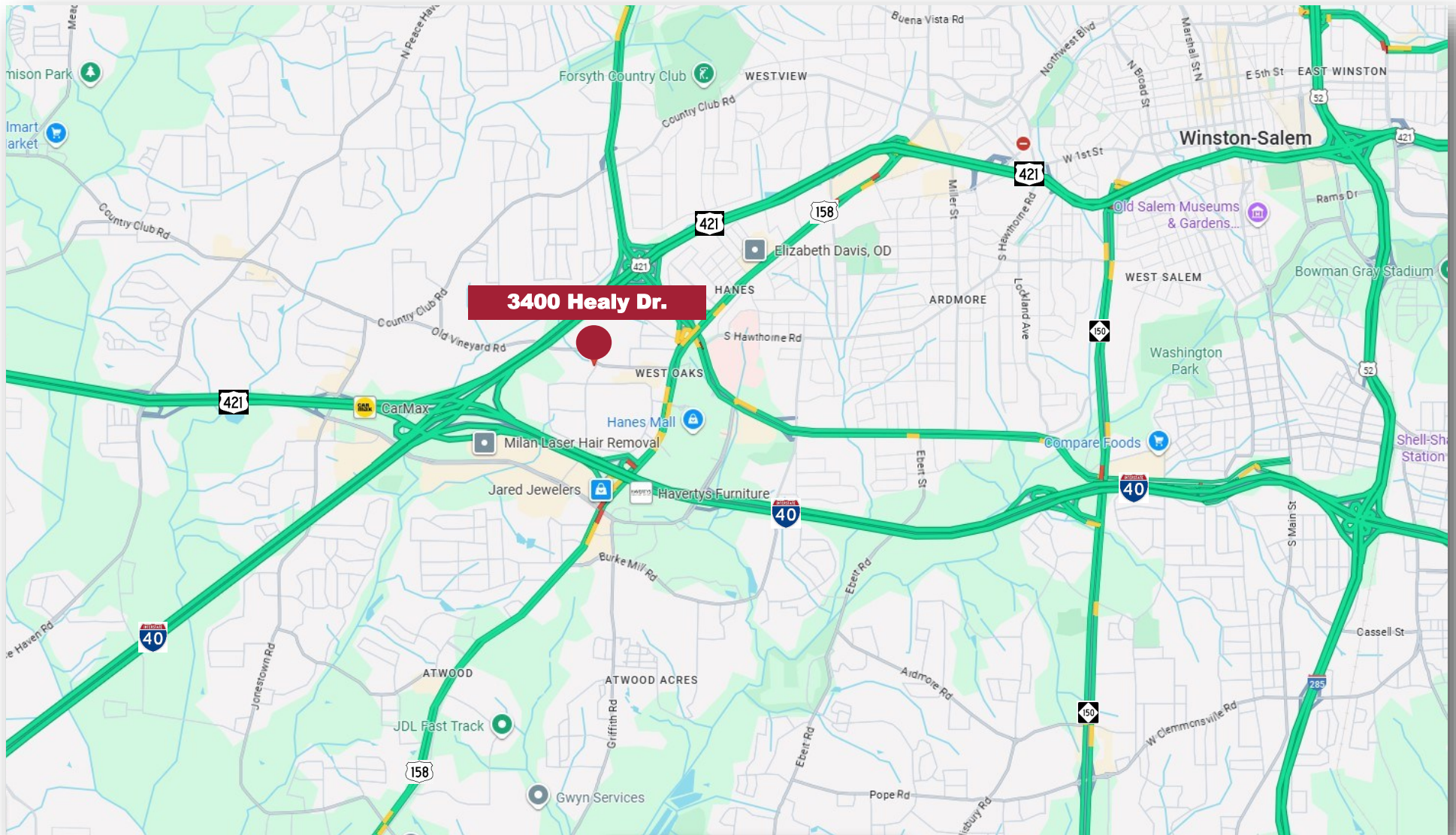






Second Floor





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