

OUTSIDE INFOLD

BROCHURE - SIDE 1
OUTSIDE BACK

FRONT



8.5"

**Your Next Commercial
Venture Starts Here**

Discover prime commercial space at 271 and 289 Mercantile Dr., Winston-Salem, NC. This 9+ acre property offers 35,000 sq ft of flexible space, ideal for medical, office, wellness, or educational use. With easy access to major highways and a well-maintained environment, it's perfect for businesses looking to grow or investors seeking long-term potential. Schedule a tour today to explore how this property can work for you!

Mundy
Realty, Inc.

Listing Agent:

Gregory Hairston

Direct: (336) 775-6738 | Office: (336) 724-240

Email: ghairstonr@gmail.com

Co-Listing Agent:

Tannon Hardy

Phone: (336) 997-6349

2001 New Walkertown Road, Winston-Salem, NC27101
mundyrealty.realgeeks.com

**271/289
Mercantile
Drive**

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11"

Why This Property?

- **Strategic Location**
Convenient access to major highways and city corridors in Winston-Salem, NC.
- **Perfect for Growth**
Whether you're expanding your construction business, establishing a medical practice, or launching a regional hub, to even launching a daycare and religious institution this property is the ideal space.
- **Investor's Dream**
A 9+ acre campus offering flexible space that can be configured to accommodate a range of commercial



Property Features

- **Size & Layout**
Two Well-Maintained Brick Buildings Totalling 35,000 sq. ft. of flexible space..
- **Exterior**
Situated on 9+ acres with well-maintained grounds and abundant paved parking
- **Interior**
Multiple large classrooms and lecture halls, as well as several office spaces.
- **Surrounding Grounds**
The property provides space for outdoor activities or potential development of additional facilities.

Versatile Uses

With flexible space options, these buildings can be adapted to suit a variety of needs, including:

- Instructional Facilities
- Conference Rooms
- Training Sites
- Office Space



8.5"

11"