

# 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

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

Dom Maggio

443.540.9293  
dom@ltpcommercial.com

Nick Gonzalez

336.724.1715  
nick@ltpcommercial.com

**Linville | Team Partners**  
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  
 (NNN)

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