



## Westridge Office Center

161-173 S Winstead Ave, Rocky Mount, NC 27804



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# Westridge Office Center

\$490,000

Located off one of the busiest city streets in Rocky Mount, this property (0.86 acres) is ready to help someone generate revenue. The building (8913 sq ft) was built in 1974 and currently has multiple tenants within it. The property is walkable distant from the busiest street intersection in Rocky Mount and is located within a commercial neighborhood that contains retailers such as Harris Teeter, Hardees, Subway, and more. Don't miss an opportunity to invest in a piece of real estate that is in a city that is right in-between New York and Florida (right off I-95) and has recently added a brewery mill and is about to open a 150,000 sq ft event center!

Zoning = Office and Institutional District (OI)- The OI District is intended to provide for the conduct of general and professional office, medium or high-density housing and related activity to meet the professional services, institutional function office and residential accommodation needs of the community. It is intended that this district be located so as not to introduce traffic onto solely residential streets or become an intrusion into a residential district, but to serve as a buffer between residence districts and more intensive commercial activities.

Traffic Count = 12,000

Located off one of the busiest city streets in Rocky Mount, this property (0.86 acres) is ready to help



Price:	\$490,000
Property Type:	Office
Property Sub-type:	Office Live/Work Unit
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.50%
Lot Size:	0.86 AC
Rentable Building Area:	10,128 SF
Rentable Building Area:	8,913 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1974
Tenancy:	Multiple
Parking Ratio:	3.7/1,000 SF
Zoning Description:	OI

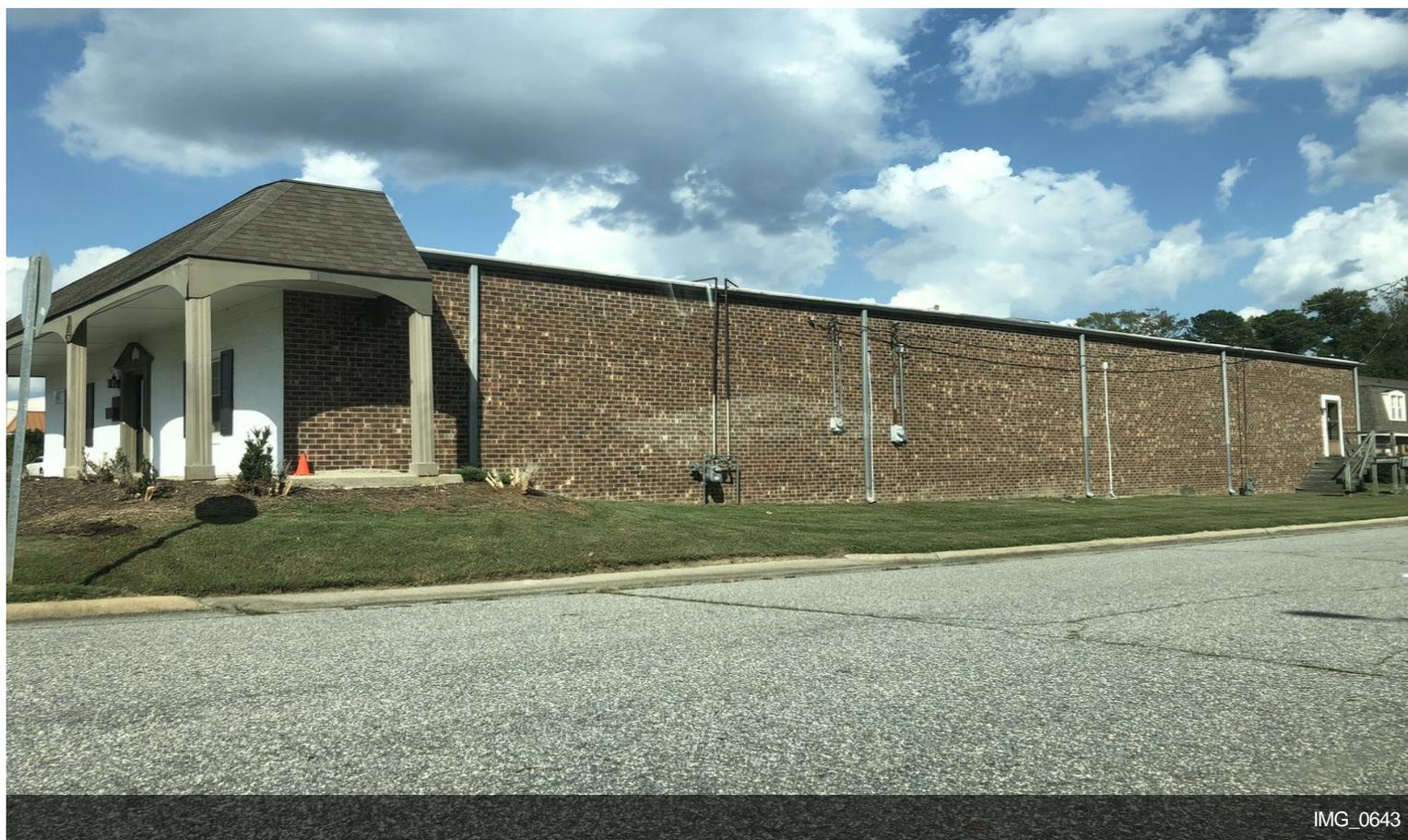


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# Property Photos

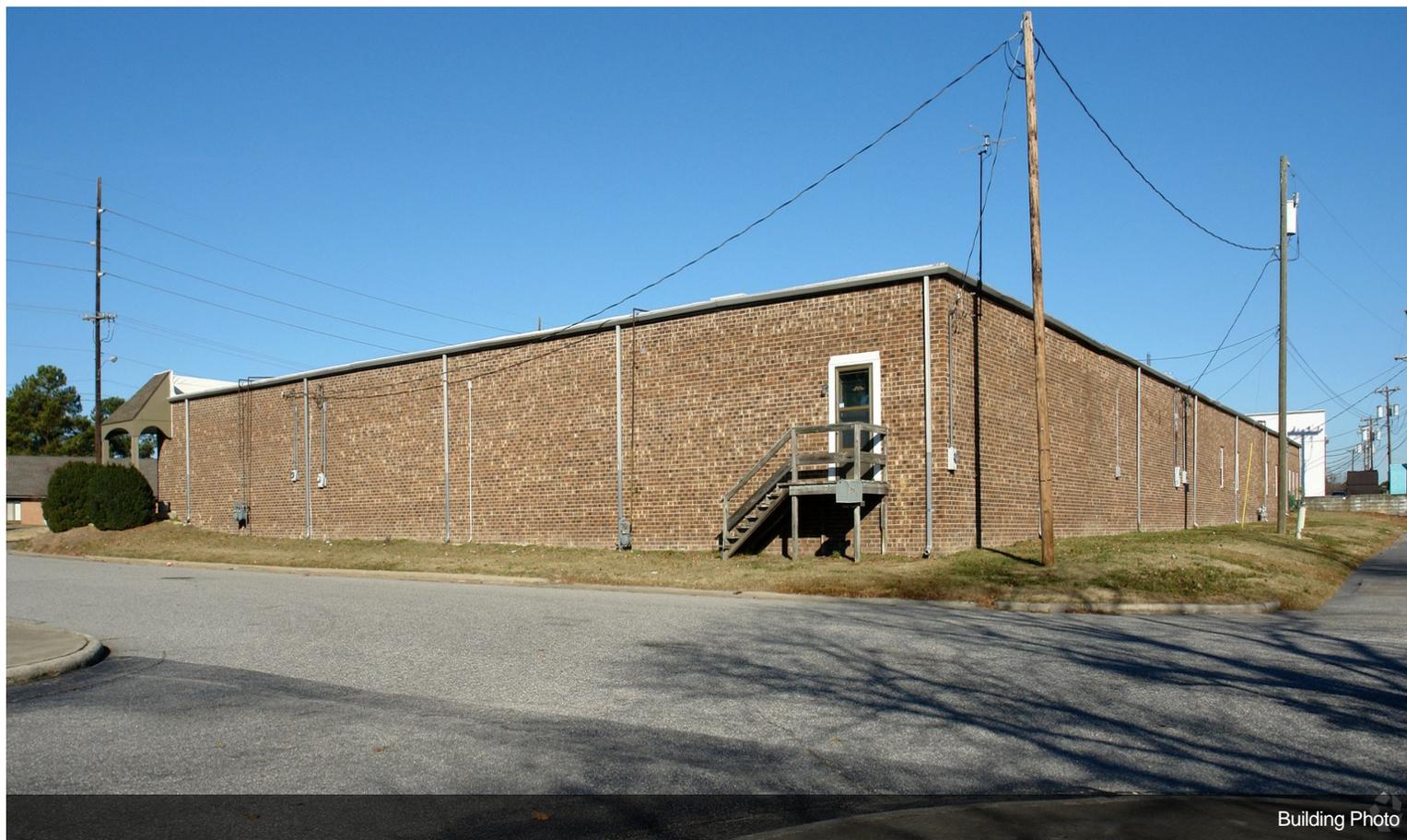


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# Property Photos



Building Photo