1513 Waughtown Street Winston Salem, NC 27107

MLS#:	**1131873**	Sub Type:	**C and I Land/Industrial**	Status:	**Active**
Tax Parcel:	**6844-36-5148**			County:	**Forsyth**

List Price **$38,500**

Lease Price:
DOM: CDOM:

General Information

Acres:	**0.25**	Lot Dim:	
Curr. Price/Acre:	**$154,000**	Tot Rd Front:	**67**
Water Avail:	**Municipal Nearby**	Sewer Avail:	**Public**
Gas Avail:	**Nearby**	Rail Avail:	
Financing Opt:	**Cash, Conventional**		

Agent Only Remarks

Recent Change: 02/01/2024 : NEW : ->A

Owner/Listing/Agent/Office Information

Owner Name:	**The United States of America**	Type of Sale:	**Owner Sale**		
Agency Type:	**Buyer Agency**	Listing Agreement Type:	**Exclusive Right To Sell**	Listing Service Type:	**Full Service**
Listing Office:	**The Swicegood Group, Inc. (WTSG01) Lic#C15864**			List Office Phone:	**336-751-4444**
Listing Agent:	**T. Kyle Swicegood (WSWICEGO) Lic#195929** **lizswicegood@gmail.com**			Preferred Phone:	**336-909-2584**
Comp Type:	**%**	Compensation:	**1.00**		
Show Instruct:	**Appointment Required**	Appt Phone:	**855-920-8200**	Auction Price Type:	
Broker Package:		Contract Date:		List/Marketing Date:	**02/01/2024**
Expire Date:	**09/30/2024** Modification Dt: **02/01/2024**	Withdrawn Dt:		DDP End Date:	
Allow AVM:	**Yes** Allow Blog: **Yes**	Advertise on Inet:	**Yes**	Address on Inet:	**Yes**

Directions: **From Hwy. 52, take E Sprauge Street exit. Travel East on Sprauge Street. Left on Old Lexington Rd. Turn Right onto Waughtown Street. Property is on Left.**

Public Remarks: **Welcome to 1513 Waughtown Street, Winston-Salem, NC – a flat and cleared parcel of commercially zoned land, in a desirable part of Winston-Salem. This .25 acre parcel is zoned Limited Industrial, opening up many possibilities for commercial uses. The parcel has 67.7 feet of frontage on Waughtown Street and a location is convenient to all that Winston-Salem, NC has to offer. All of the clearing/grading work has been done for you and the property is ready for you to make it your own! Property is sold as-is and will be conveyed via quitclaim deed with no title insurance provided. Don't miss the opportunity to make 1513 Waughtown Street yours!**