

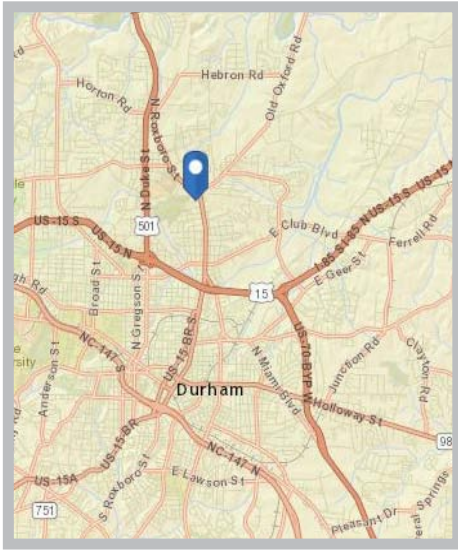


**FOR SALE
DURHAM, NC**

100 E. Britania Ave.

Office/flex building with acreage located off Roxboro Road.

LOCATION	100 E. Britania Ave. Durham, NC 27704
SPACE AVAILABLE	<ul style="list-style-type: none"> • ± 5,479 sf office/flex building • ± 1.493 Acres
PARCEL NUMBERS	128546, 128565, 128553, 128566 & 128552
YEAR BUILT	1981
ZONING	Commercial General (CG)
CLOSE PROXIMITY TO	Museum of Life and Science, Duke Regional Hospital
FEATURES	<ul style="list-style-type: none"> • Building interior recently renovated • Offices, conference room, break area, utility room and basement/garage • Expansion potential with ± 1.116 acres of additional cleared land • Expansive covered storage shelter • Fenced outdoor storage /parking area • Ideal for contractors
SALE PRICE	\$395,000 - Priced to sell!



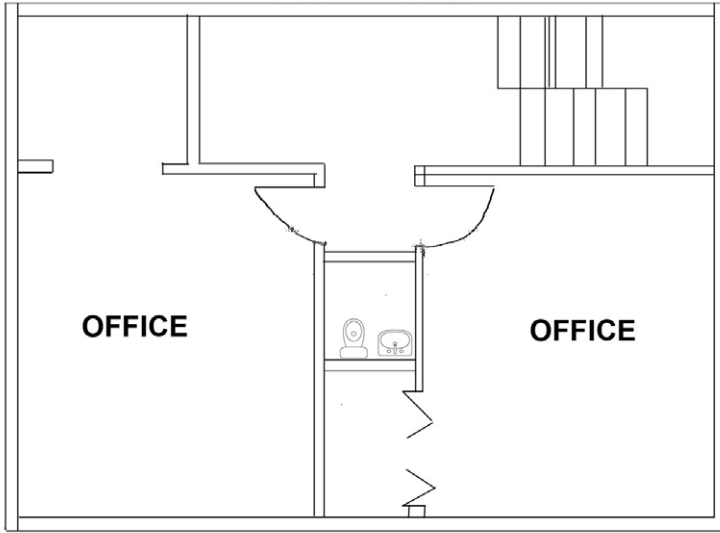
SANDY ALLEN | Office: 919.287.2124 | Mobile: 919.602.8891 | callen@realestateassoc.com
SETH J. JERNIGAN, CCIM | Office: 919.287.2121 | Mobile: 919.475.7080 | sjernigan@realestateassoc.com



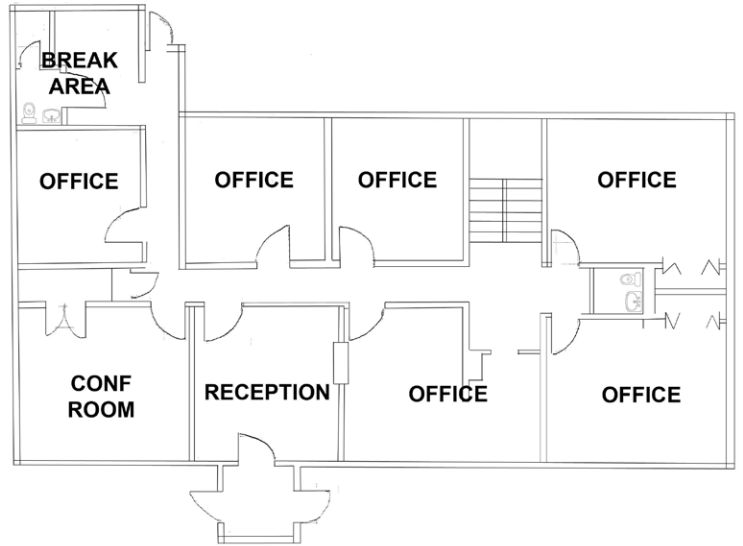
3333 Durham-Chapel Hill Boulevard, Suite C, Durham, NC 27707 | www.realestateassoc.com | 919.489.2000
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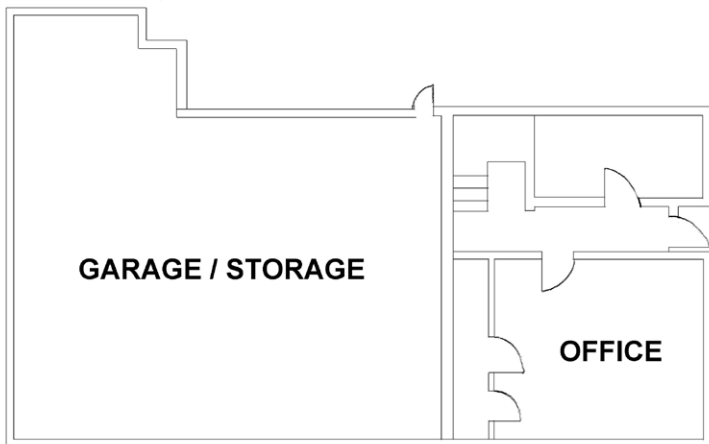
BUILDING FLOOR PLANS AND PHOTOS



UPPER FLOOR



MAIN FLOOR

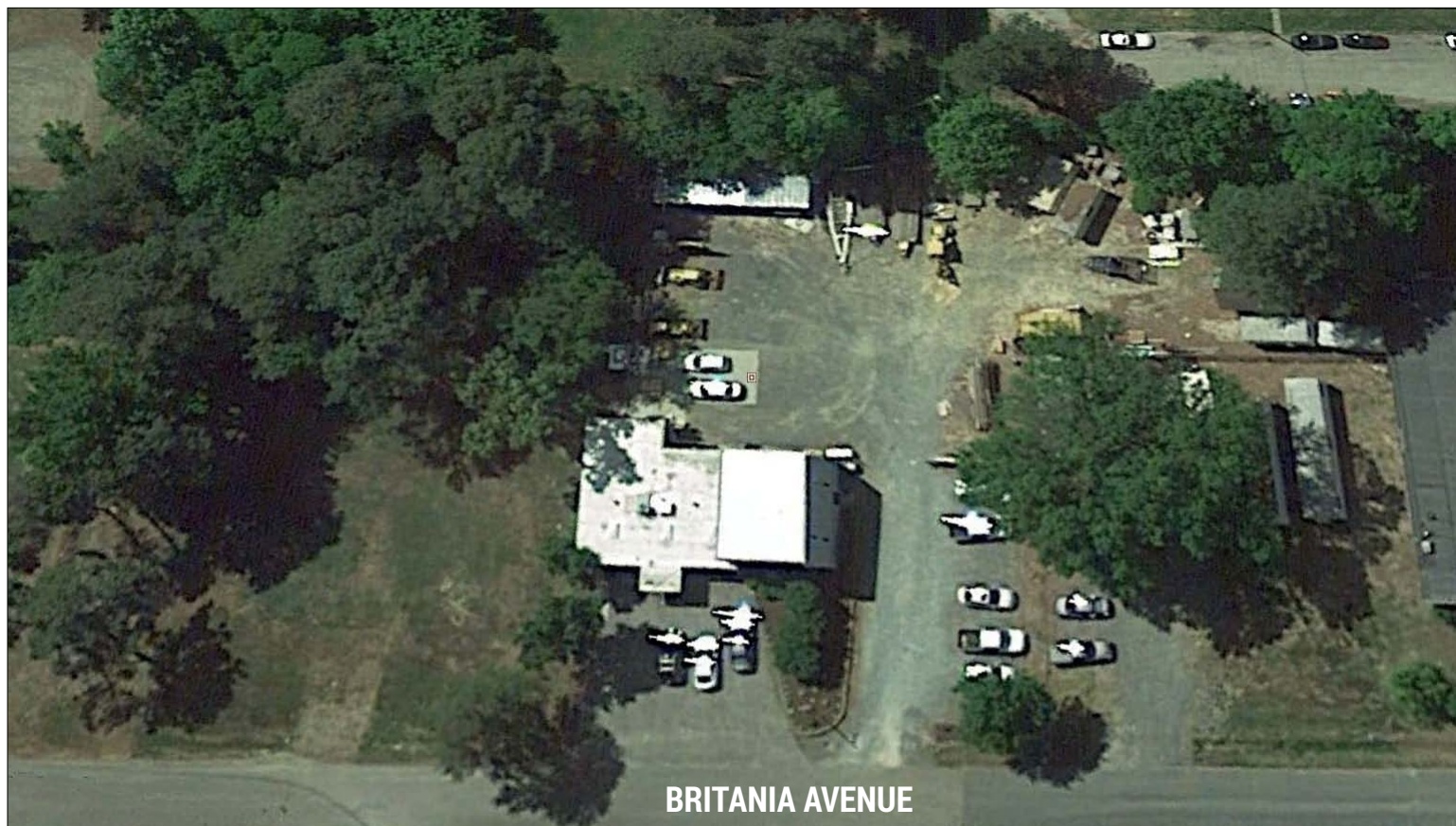


BASEMENT FLOOR

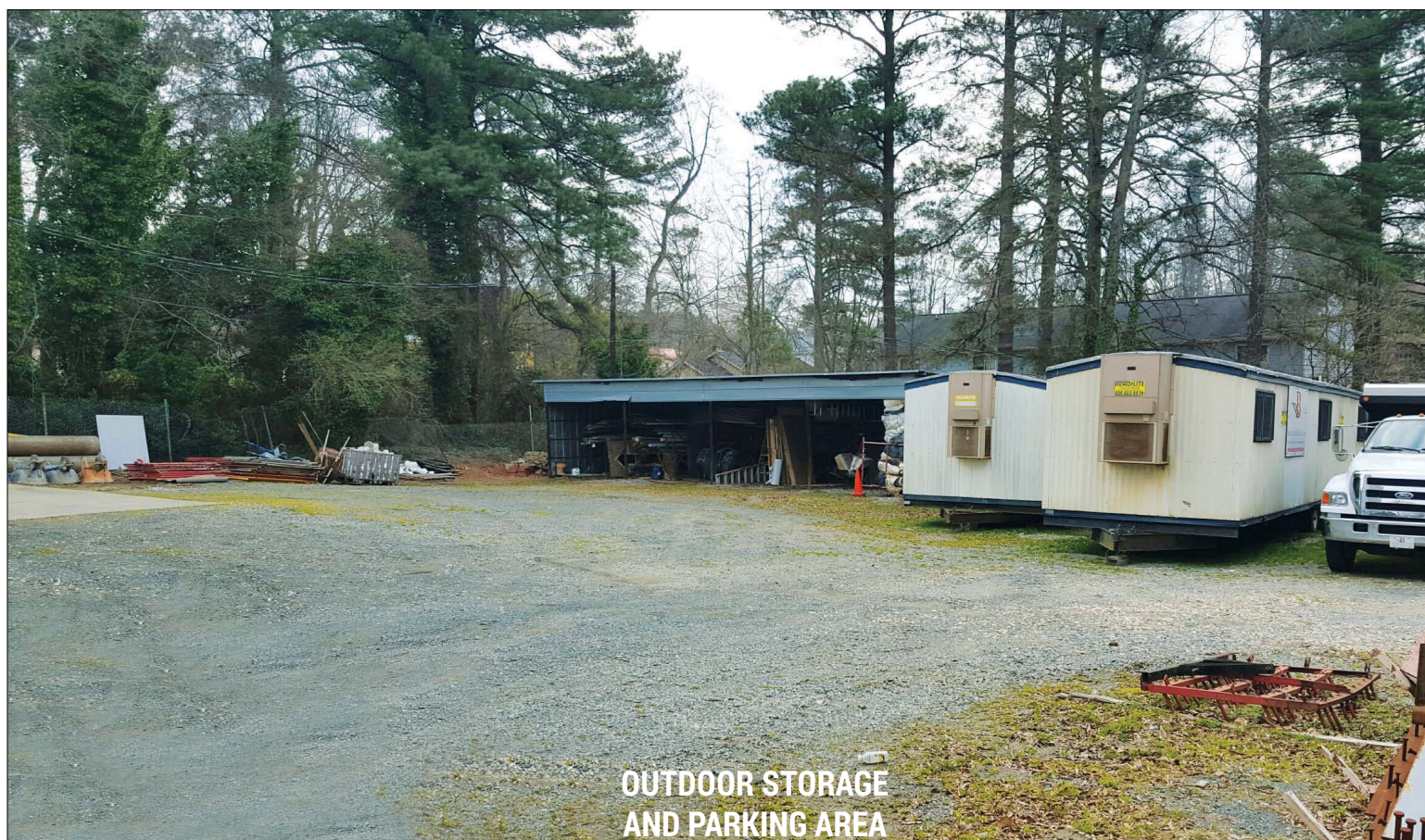


RECEPTION AREA

AERIAL AND PHOTOS



BRITANIA AVENUE



OUTDOOR STORAGE
AND PARKING AREA