



DOWNTOWN DURHAM RETAIL/OFFICE USE

108 E. MAIN ST., DURHAM, NC 27701

\$150,000 PRICE REDUCTION! GREAT OPPORTUNITY FOR LIMITED NUMBER OF DOWNTOWN DURHAM RE-DEVELOPMENT PROPERTIES



SALE PRICE: \$950,000

BUILDING SIZE: Two floors plus a basement. See attached floor plan.

LOT SIZE: 0.064 Acres

BUILDING USE: FORMERLY BLUES NIGHTCLUB/RESTAURANT

YEAR BUILT: 1920

ZONING: DURHAM DD-C

PROPERTY OVERVIEW

There’s tons of potential in this property know as the former “Talk of the Town” Blues nightclub/restaurant located in the middle of Downtown Durham. With basement space plus two additional floors—both ground and second floor have street front windows—a renovated building might include a highly desirable residence overlooking E. Main St. With the Courthouse a short walk away, this could become a perfect live/work space for lawyers looking for a spot right in the middle of the dynamic Bull City. Just a few minutes walk from restaurants, hotels, downtown offices, DPAC, American Tobacco Campus and Durham Bulls Athletic Park, with both on street parking and a City deck directly behind the Property, downtown Durham could also see a new Blues Bistro here!

MIKE HICKEY

PARTNER/BROKER, REALTOR
919.923.3295

TRIANGLE REAL ESTATE SERVICES

COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106
Chapel Hill, NC 27514

DAVD MORGAN

PARTNER/BROKER, REALTOR
919.740.8040

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.



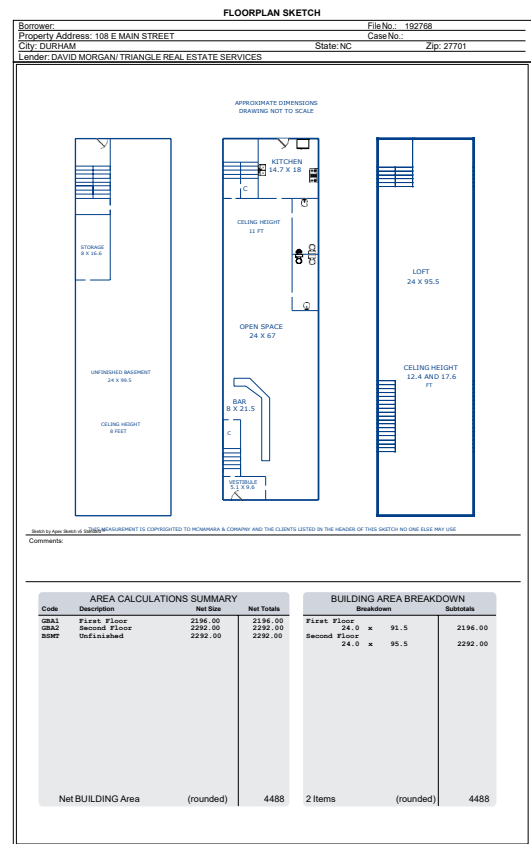
DOWNTOWN DURHAM RETAIL/OFFICE USE

108 E. MAIN ST., DURHAM, NC 27701



- **Central Downtown Durham Location**
- **Restaurants and Entertainment a Short Walk Away**
- **Great Location for a Law Practice**
- **Live/Work Downtown**

- **Three Floors Allow for Lots of Potential Uses.**
- **Commercial Kitchen on the Ground Floor**
- **Good Ceiling Heights**
- **Adjacent Open Walkway for Convenient Access to Parking Deck**
- **On Street Parking**



TRIANGLE REAL ESTATE SERVICES

COMMERCIAL DIVISION

121 S. Estes Dr., Suite 106

Chapel Hill, NC 27514

DAVID MORGAN

PARTNER/BROKER, REALTOR

919.740.8040

MIKE HICKEY
PARTNER/BROKER, REALTOR
919.923.3295

BUILDING FOR SALE

DOWNTOWN DURHAM RETAIL/OFFICE USE

108 E. MAIN ST., DURHAM, NC 27701



DAVID MORGAN
PARTNER/BROKER, REALTOR
919.740.8040

TRIANGLE REAL ESTATE SERVICES
COMMERCIAL DIVISION
121 S. Estes Dr., Suite 106
Chapel Hill, NC 27514

MIKE HICKEY
PARTNER/BROKER, REALTOR
919.923.3295

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.



DOWNTOWN DURHAM RETAIL/OFFICE USE

108 E. MAIN ST., DURHAM, NC 27701

Second Floor:

Looking from the Rear Towards Main St. Windows



Ground Floor:

Looking Towards Main St. with Bandstand on the Right at the Rear of the Space



DAVID MORGAN
PARTNER/BROKER, REALTOR
919.740.8040

TRIANGLE REAL ESTATE SERVICES
COMMERCIAL DIVISION
121 S. Estes Dr., Suite 106
Chapel Hill, NC 27514

MIKE HICKEY
PARTNER/BROKER, REALTOR
919.923.3295

This information herein was obtained from sources deemed reliable. However no representations or warranty, either expressed or implied, is made to its completeness or accuracy. This offering is subject to change, correction or withdrawal without notice.