



1107 Holloway Street  
Durham, NC 27701

Unit#:   
SubAre 111/B



For Sale: Yes      For Lease: Yes      Nearest Cross Rd:

Bldg/Project Name: Holloway st. school

Traffic Count: 0      SP:\$1,350,000      Est/Close Dt: 4/8/2015

Seller Name: Techno Complex USA LLC

Directions From downtown Durham, go east on Holloway, school will be on the left.

**Remarks** This building was built in 1928 as a school and building was expanded in 1949. It has 19 class rooms, media center, principal's office, teacher's lounge, boy's and girl's bathroom on each floor, cafeteria, kitchen, freezer, food storage area, and more.

**General Information**

Site Acres 4.86	BldgSqFt 53,000	MinSqFtAvl 53,000	0
MaxSqFtAvl 53,000	NumStories 3	CeilingHt	VacancyRt
NumBldgs 2	Max Lease/SqFt \$30,000	Units #	TotalPrkng
DriveInDrs 0	NumDocks 0	RdFrntg 457	Zoning COM
GrsSchdInc			
GrsOperInc			

New Construction: No      Est Fin: /      Lot #: 0

**Financing & Taxes**

Tax Value \$448,998.00      Tax Rate 1.38000  
PIN # 0831-11-57-2138      Legal Description DB 3233 DP 379

Financial Comments New Needed

**Features**

Secondary Type Office	Terms Cash, Conventional
Sprinklers None	Foundation Description Basement
Restrictions None	A/C None
	Rail Service
	Easements None

**Showing Instructions**

<b>Show Instructions:</b>	Appointment Phone 919-210-1422
LA:D20384 BJ Karkouki - PrfPh: 919-210-1422      Lic#: 189670	Co List Agent Appt Phone
LO:3174 Frank Ward, Realtors - OFC: 919-688-5811	CDOM 1384
Co-LA:	DOM 1013
Com B 3 %      Com S 3 %      VR: Y	

**Comparable Information**

**Sale Agent:** D20384 / Non Member - PrfPh:  
**Sale Office:** 2757 / Non MLS Office - OFC: 999-999-9999  
**Pending Date:** 9/29/2014

**Terms** Cash, Conventional  
**Sold Price** \$1,350,000  
**Closing Date** 4/8/2015

**Selling Info:**

**Financial Concessions (CC):** none

**Other Concessions:**

**Special Circumstances:** No Special Circumstances

**Agent Only Remarks**

Currently there are two tenants in the building, a church occupies the media center, gymnasium is rented to a school for at risk teens. The listing company will not hold EMD checks as of July 1, 2012. The EMD check needs to be held by the selling company or closing attorney.

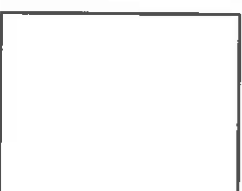
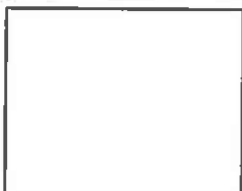
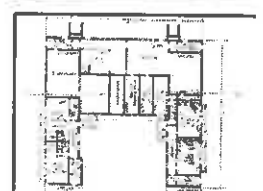
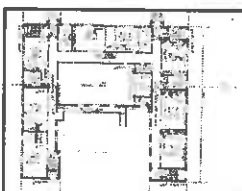
Gallery Brochure

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Durham

,27701

\$1,600,000



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