



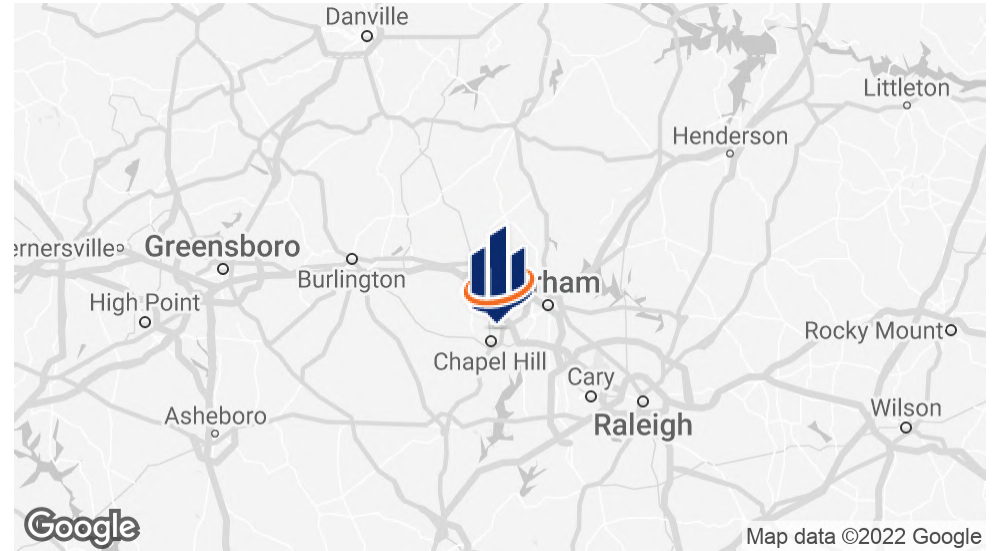
OFFICE CONDO FOR SALE

1504 E. FRANKLIN STREET

CHAPEL HILL, 27514



PROPERTY SUMMARY



PROPERTY DESCRIPTION

SVN | Real Estate Associates is pleased to present for sale an office condo in the heart of Chapel Hill, NC. A spacious $\pm 2,891$ SF has seven large windowed offices, multiple conference rooms, professional reception area, and a spacious kitchen. A premium sound masking system allows for in-office privacy. This office condo is ready for purchase as investment or by an owner/user. Current owner is vacating and furnishings are negotiable. Please contact broker(s) to schedule a tour. The unit is for sale only and will be vacant upon a sale.

OFFERING SUMMARY

SALE PRICE: \$633,000

CONDO SIZE: $\pm 2,891$ SF

PROPERTY HIGHLIGHTS

- Ground level unit
- Premier, walkable location with five major grocery stores within one mile.
- Includes large kitchenette.
- Tons of natural light.
- Ample, accessible parking.
- Premium sound masking system.
- Well-managed owners association.
- Building equipped with fire sprinkler system.
- Monthly Dues: \$670.00
- Tax Value: \$722,900

JOHNNY WEHMANN

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WHIT BRANNON

O: 919.287.3219

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THE CENTER II - PROFESSIONAL OFFICE CONDOMINIUMS | 1504 E. Franklin Street Chapel Hill, NC 27514



EXTERIOR PHOTOS



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INTERIOR PHOTOS



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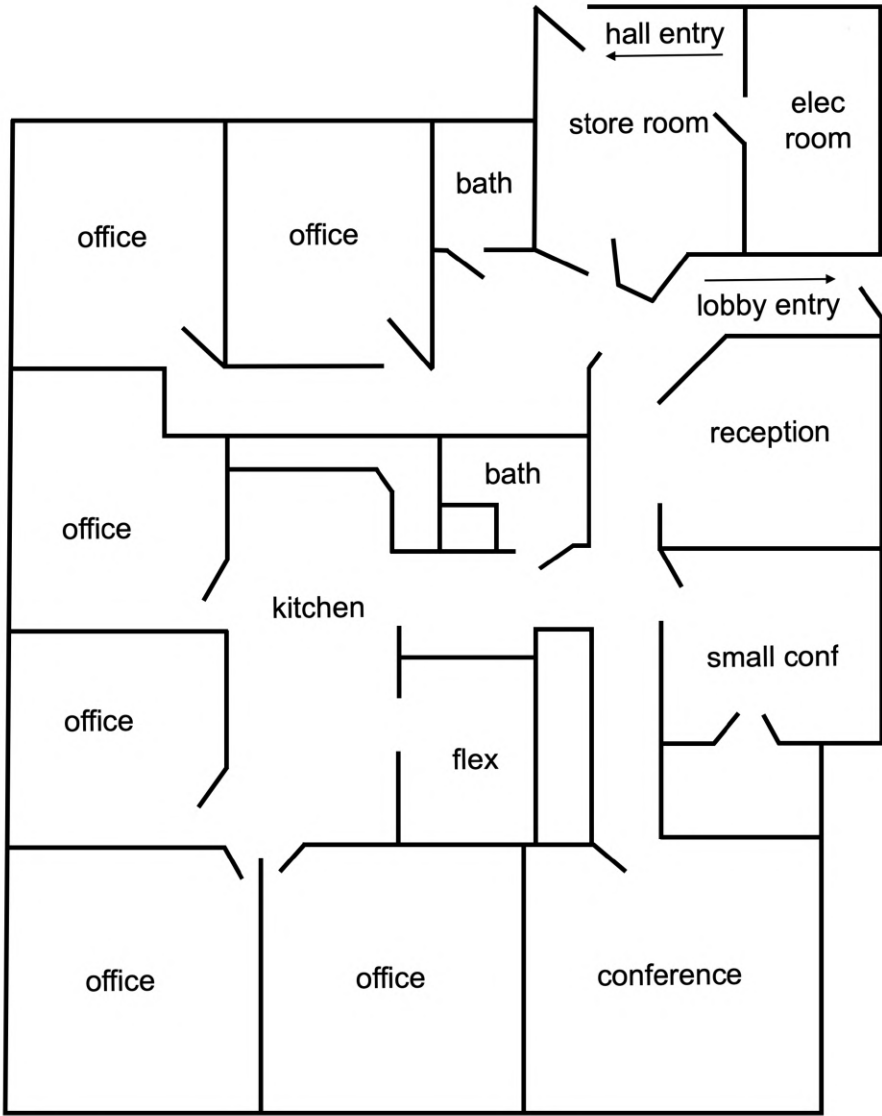
INTERIOR PHOTOS



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FLOOR PLAN (NOT TO SCALE)

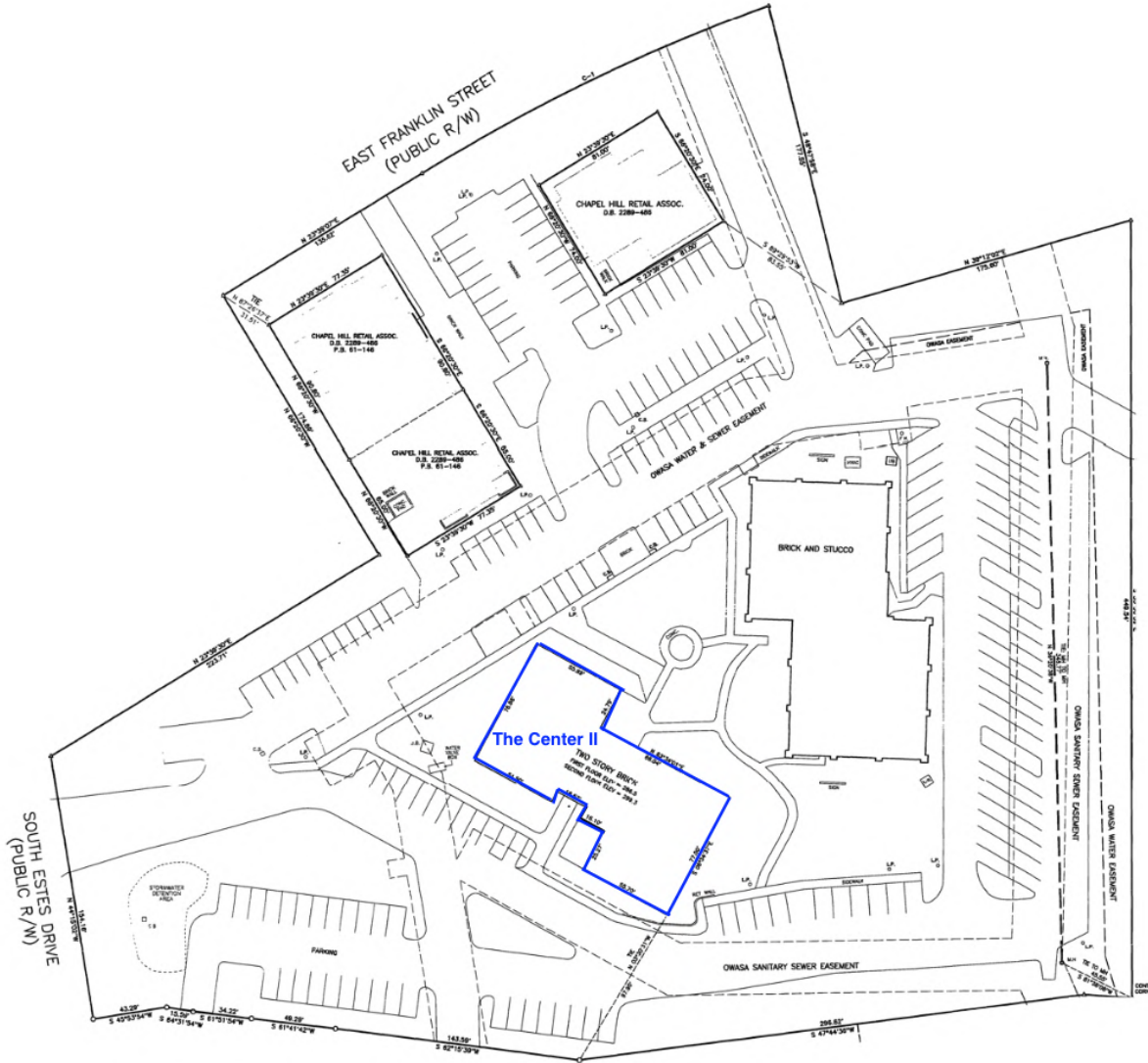


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SITE PLAN



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RETAILER MAP



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ADVISOR BIO



JOHNNY WEHMANN

Senior Advisor

johnny.wehmann@svn.com

Direct: 919.287.3218 | **Cell:** 919.259.3618

PROFESSIONAL BACKGROUND

Johnny brings a 16-year background of diverse real estate experience to SVN | REA. While he practices commercial brokerage throughout the Triangle, Johnny has found a niche working in Chatham, Durham and Orange Counties. Before joining SVN | REA, Johnny was working as a commercial real estate broker with Sperry Van Ness. Prior to that he was at Meridian Realty in Winston-Salem where he worked in commercial property management with a focus on retail and office properties. Johnny also spent several years as a Property Manager/Broker-in-Charge focusing on Multi-Family housing with Ticon Properties. Outside of work, Johnny can regularly be found at local music venues and sporting events. He especially loves outdoor adventures with his wife Catherine, daughters Laney and Cora, and their two dogs, Dash and Emmie.

EDUCATION

- Bachelors of Science Degree in Economics, East Carolina University
- Graduate, NC Realtors® Leadership Academy

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Rising Star Award, Orange-Chatham Association of Realtors®
- Member, Triangle Commercial Association of Realtors®
- Member, Orange-Chatham Association of Realtors®
- Member, Chapel Hill-Carrboro Chamber of Commerce
- Member, Chapel Hill Young Professionals
- Member, Bull City Business Leaders
- Volunteer, Mental Health Association of the Triangle

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ADVISOR BIO



WHIT BRANNON

Advisor

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Direct: 919.287.3219 | **Cell:** 919.667.6226

PROFESSIONAL BACKGROUND

Whit Brannon started his real estate career at Morris Commercial in 2016, primarily focused on sales and leasing. Having grown up in Chapel Hill and residing in Durham, Whit brings local knowledge to SVN | Real Estate Associates. He loves spending time with his wife and dogs. Together, they enjoy running and competing in local races, such as The Tarheel 10 Miler and The Bull City Half Marathon.

MEMBERSHIPS

- Licensed Real Estate Broker, North Carolina
- Member, Triangle Commercial Association of Realtors®

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