

**Pickett-Sprouse**

REAL ESTATE

**FOR SALE**



**1644  
COLE MILL RD  
Durham, NC**

**POSSIBLE  
RESTAURANT, EVENTS  
CENTER, CATERING  
KITCHEN, SCHOOL,  
DAY CARE**

- Location:** Cole Mill Road @ Rose of Sharon Road in Croasdaile area of northwest Durham; easy access to Interstate 85 (exit 173), Duke University, Downtown Durham, Hillsborough and other parts of the Research Triangle region.
- Property:** 1.97 acres of land improved with a one-story commercial building (5,680 SF) formerly a diet center with kitchen.
- Zoning & Utilities:** CN, Neighborhood Commercial (1.97 acres) with electricity, gas, telephone, public water and sewer.
- Tax ID:** Parcel Nos. 173992, 173990
- Price:** \$460,000 cash, no owner financing. Call for details.
- Remarks:** Also available as a part of a package with 3543 Rose of Sharon Road, a one-story office building on 1.13 acres, at a package price of \$675,000.

**ALL NEW PRICING  
FOR THIS PROPERTY**

**919-493-0395**

On the web at [pickett-sprouse.com](http://pickett-sprouse.com)

**MARK O'NEAL, CCIM**

[mako@pickett-sprouse.com](mailto:mako@pickett-sprouse.com)

**JERRY GAMBILL, MAI**

[jgambill@pickett-sprouse.com](mailto:jgambill@pickett-sprouse.com)

**Pickett-Sprouse**

REAL ESTATE

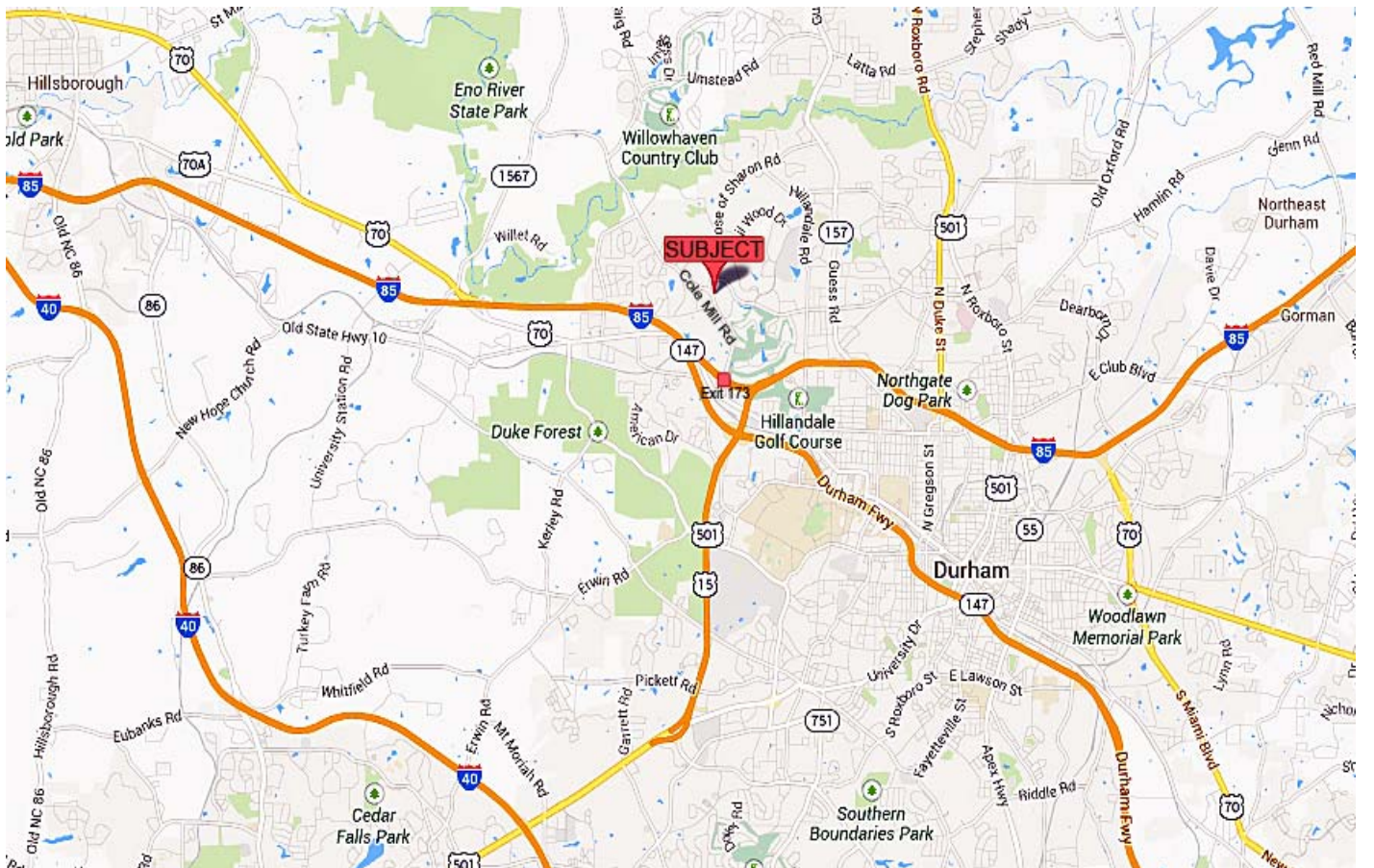
**1644 COLE MILL ROAD, Durham, NC**

**919-493-0395**

On the web at [pickett-sprouse.com](http://pickett-sprouse.com)



**1644 Cole Mill Road—former Diet Center restaurant**



REAL ESTATE

**1644 COLE MILL ROAD, Durham, NC**

Former Diet Center

Building Area: ±5,680 SF

One story wood frame commercial building has hardboard siding, shingle roof, painted drywall interior finishes, carpet, sealed concrete or vinyl floors, three restrooms, central heat and air conditioning.

Built circa 1982.

