

# 21 W COLONY PLACE

21 West Colony Pl, STE 150 & 160, Durham, NC 27707



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$100,000
<b>AVAILABLE SF:</b>	802 SF
<b>LOT SIZE:</b>	0 Acres
<b>BUILDING SIZE:</b>	802 SF
<b>ZONING:</b>	COM/ Office Condo
<b>PRICE / SF:</b>	\$124.69

## PROPERTY OVERVIEW

This tried and true office-suite is the perfect location for any private office or small business! Previously a wellness practice, these office condos are easy to access, have plenty of parking, and are listed at a great price. Well maintained, and easy to find, this space is a great user-owner opportunity!!

## PROPERTY HIGHLIGHTS

- For Sale or For Lease
- Only 3 miles from Duke University
- Ideal for Medical Professionals, Lawyers, Accountants, and wellness consultants
- Quiet Setting
- Condo Dues - \$246/mo
- Lower Level Unit

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

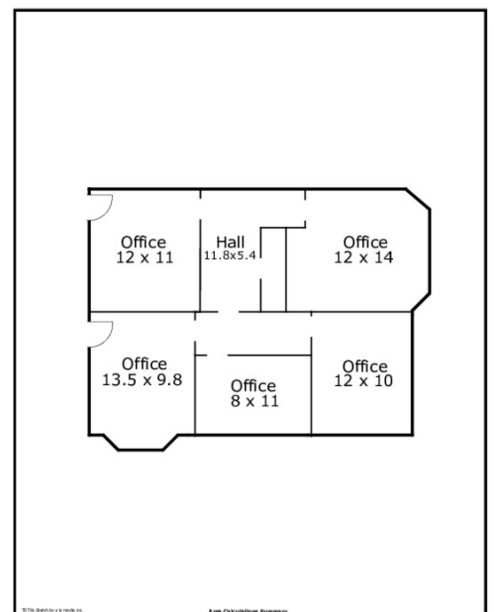
**VANDAN GANDHI, CCIM**  
Commercial Broker  
0: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**OFFICE FOR SALE**

# 21 W COLONY PLACE

21 West Colony Pl, STE 150 & 160, Durham, NC 27707



**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

**VANDAN GANDHI, CCIM**  
Commercial Broker  
0: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/index.html](http://kwcommercial.com/commercial/index.html)

# 21 W COLONY PLACE

21 West Colony Pl, STE 150 & 160, Durham, NC 27707



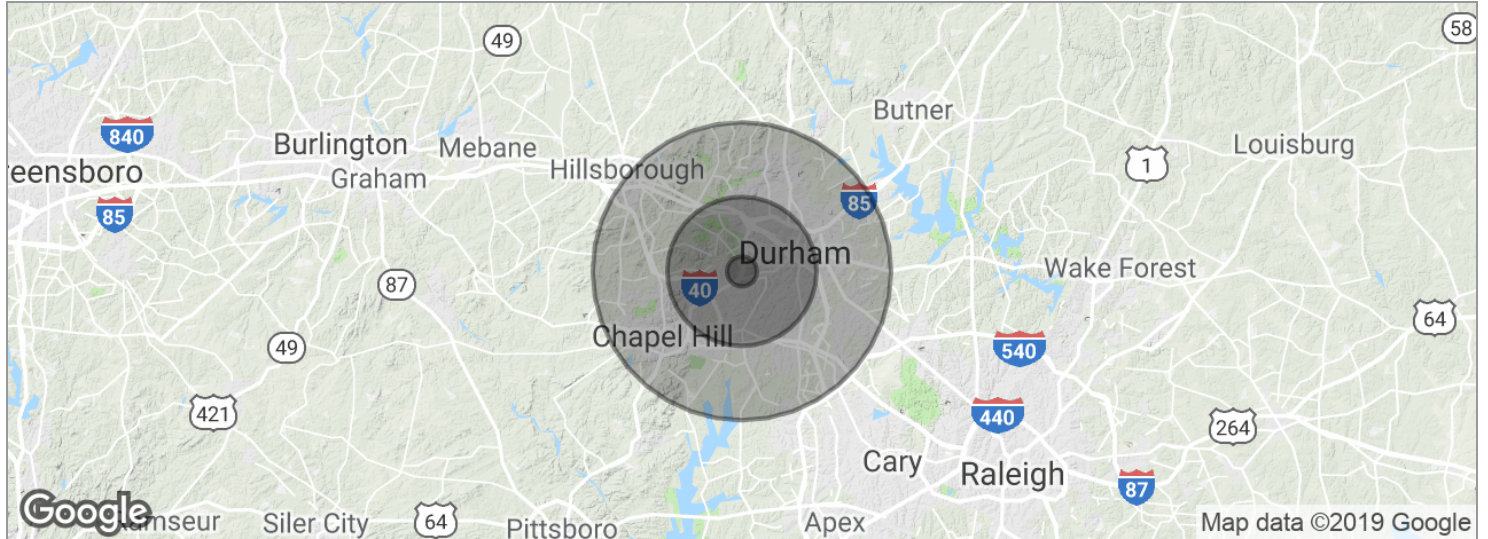
**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

**VANDAN GANDHI, CCIM**  
Commercial Broker  
0: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 21 W COLONY PLACE

21 West Colony Pl, STE 150 & 160, Durham, NC 27707



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	5,446	146,917	376,552
Median age	34.7	34.6	33.8
Median age (male)	32.6	33.0	32.5
Median age (Female)	35.7	36.1	34.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,420	60,435	151,854
# of persons per HH	2.3	2.4	2.5
Average HH income	\$68,094	\$72,362	\$70,921
Average house value	\$304,918	\$284,502	\$261,516

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
245 NC-54 Suite 101  
Durham, NC 27713

**VANDAN GANDHI, CCIM**  
Commercial Broker  
0: 919.475.5769  
van.kwcommercial@gmail.com  
NC #247850

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.