

# DOWNTOWN DURHAM PROPERTY FOR SALE

## 216-218 RIGSBEE AVE

Durham, NC 27701

### Concept drawing of redevelopment potential



#### PROPERTY DESCRIPTION

Stand-alone building in Downtown Durham with great potential for redevelopment.

#### PROPERTY HIGHLIGHTS

- 9,030 SF | 0.073 Acres
- Built in 1936
- 3 Floors plus a Mezzanine
- Adjacent to new Durham City parking deck
- Numerous potential uses including of ice, residential, retail and mixed use
- Zoned DD-C (DESIGN DISTRICT-CORE)
- Roof recently resurfaced in 2 stages: 1 approximately 5 years ago and the 2nd within year
- Elevator pump, reservoir and piping replaced in the last year
- Main cylinder recently repacked

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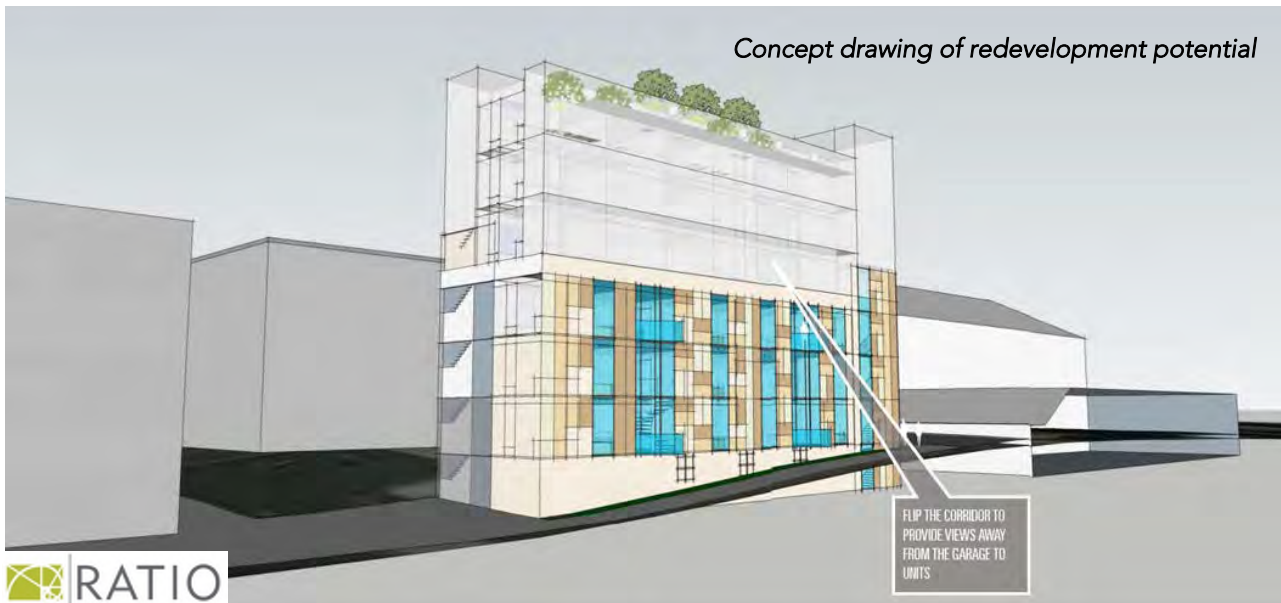
#### LOCATION DESCRIPTION

This property is located next to the new parking deck in Downtown Durham and is within walking distance of numerous amenities. Close access to Durham Freeway NC-147.

#### OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	9,030 SF
Lot Sizes:	216 Rigsbee - 0.061 Acres 218 Rigsbee - 0.012 Acres

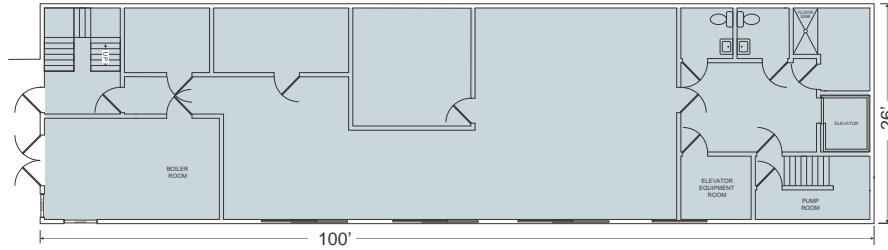
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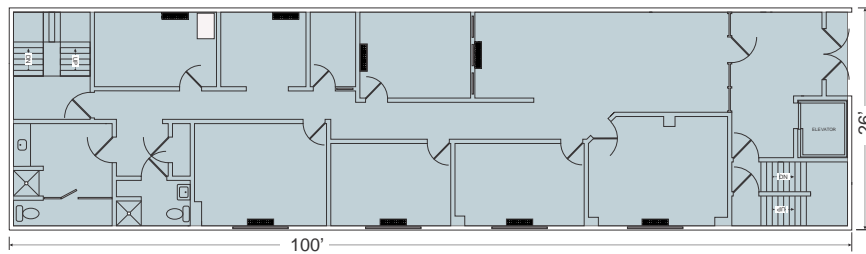
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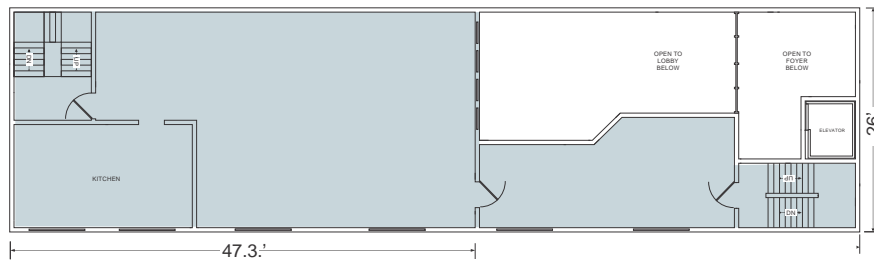
## Ground Floor



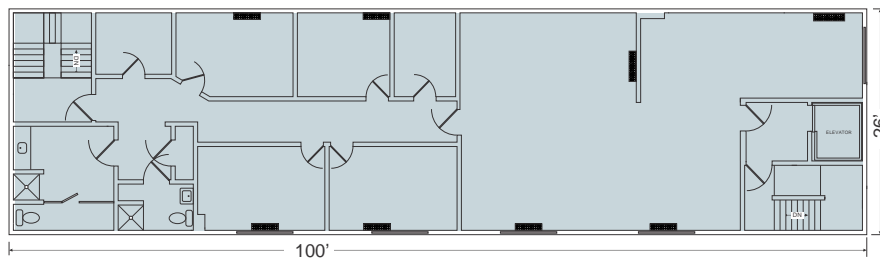
## 1st Floor



## Mezzanine



## 2nd Floor



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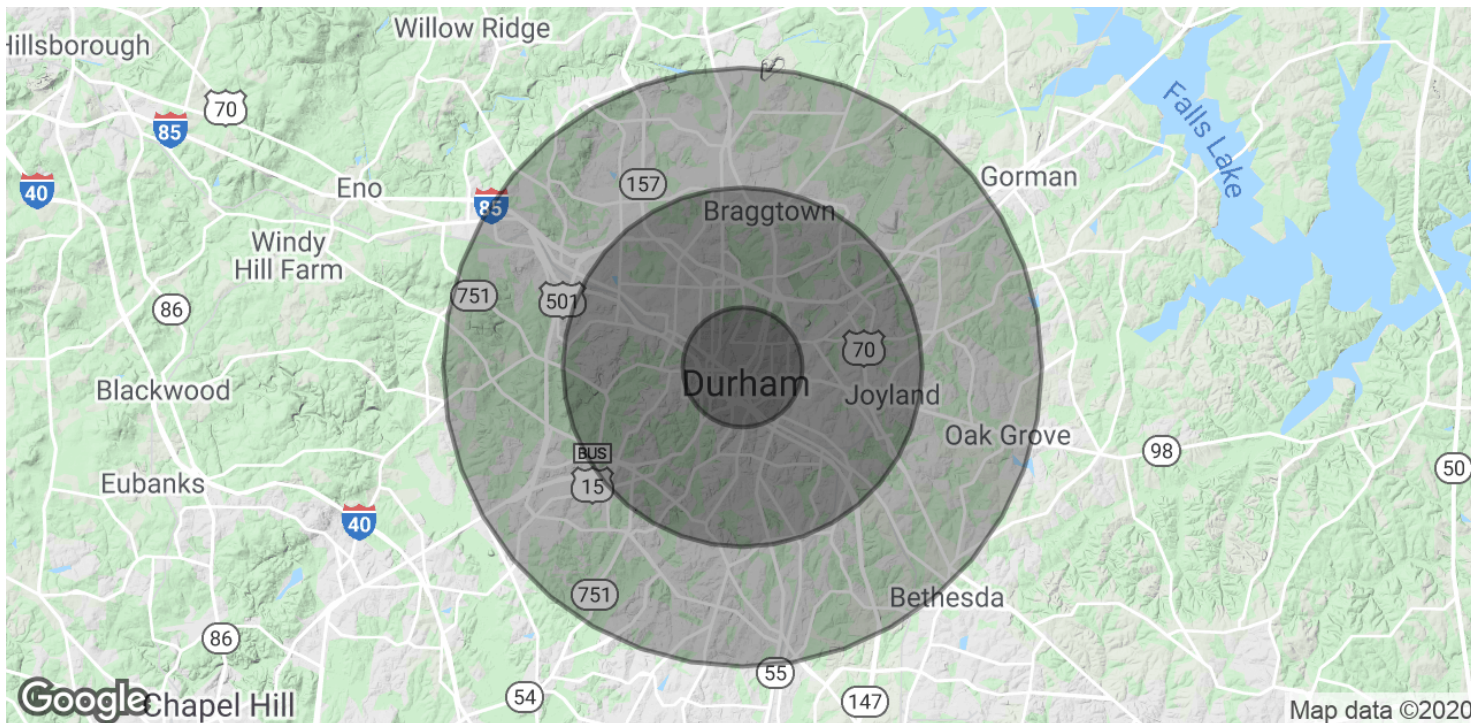
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COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



### POPULATION, HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Population	16,220	97,028	191,234
Median age	34.7	31.3	33.2
Total Households	6,943	37,033	75,849
# of persons per HH	2.18	2.38	2.39
Average HH income	\$65,689	\$60,808	\$72,479
Average house value	\$350,457	\$241,047	\$250,917

\* Demographic data derived from 2019 Esri Market Report

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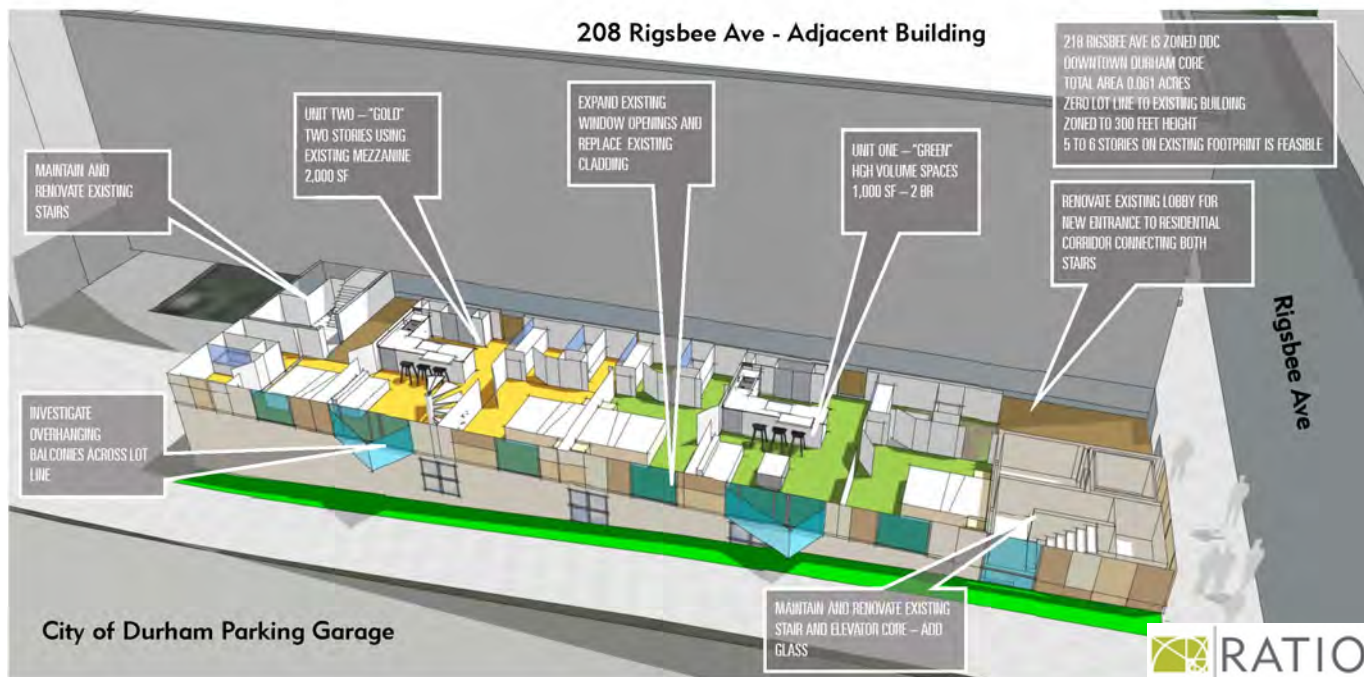
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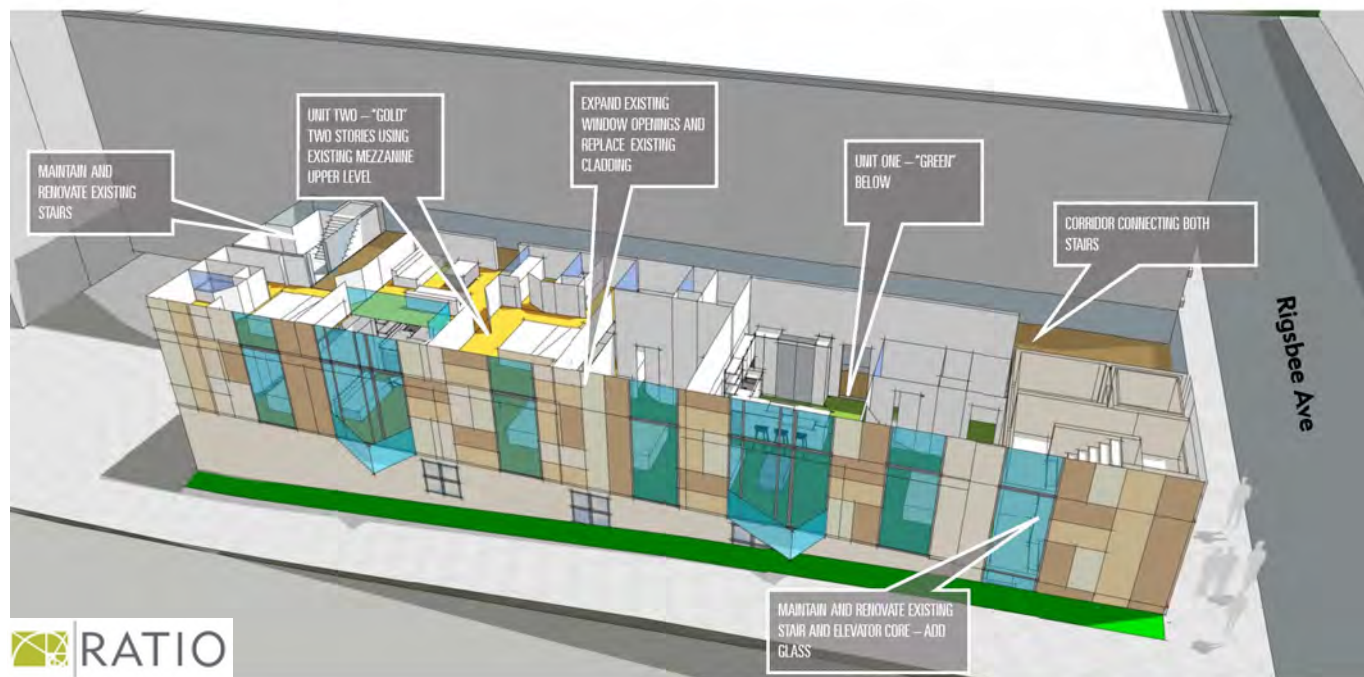
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Concept drawing of redevelopment potential



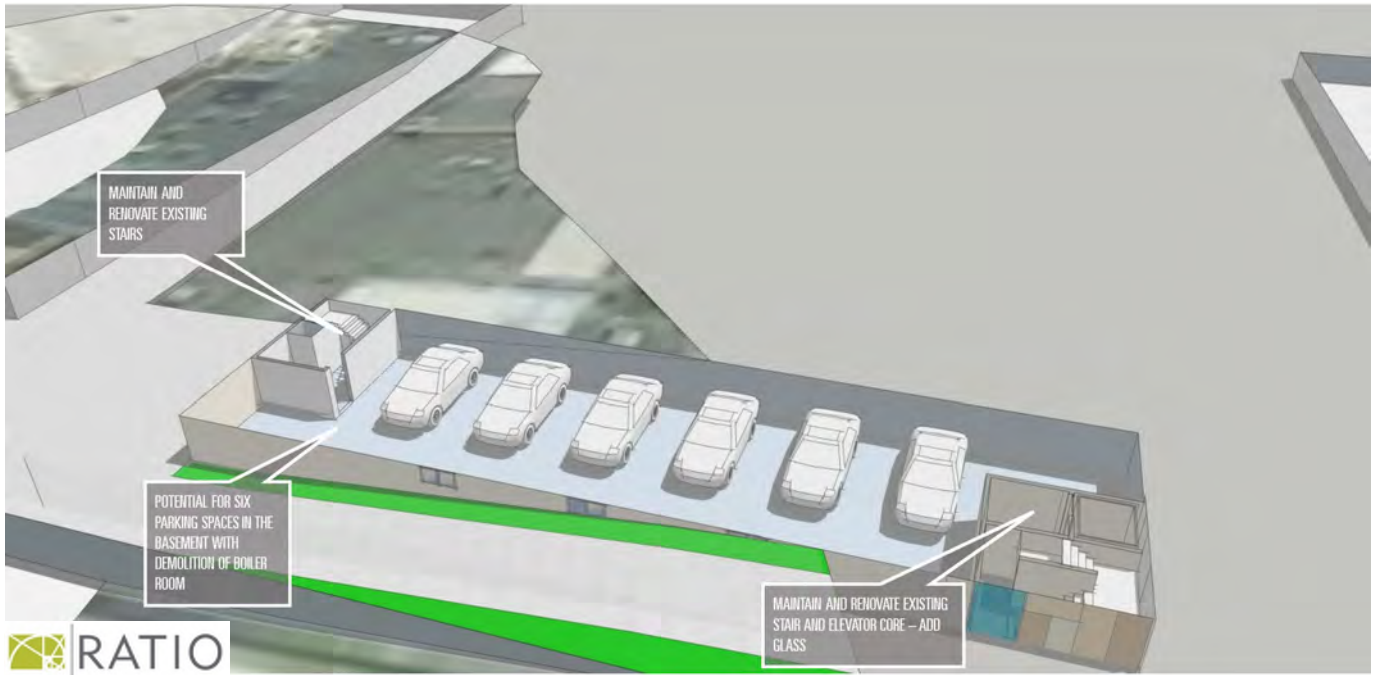
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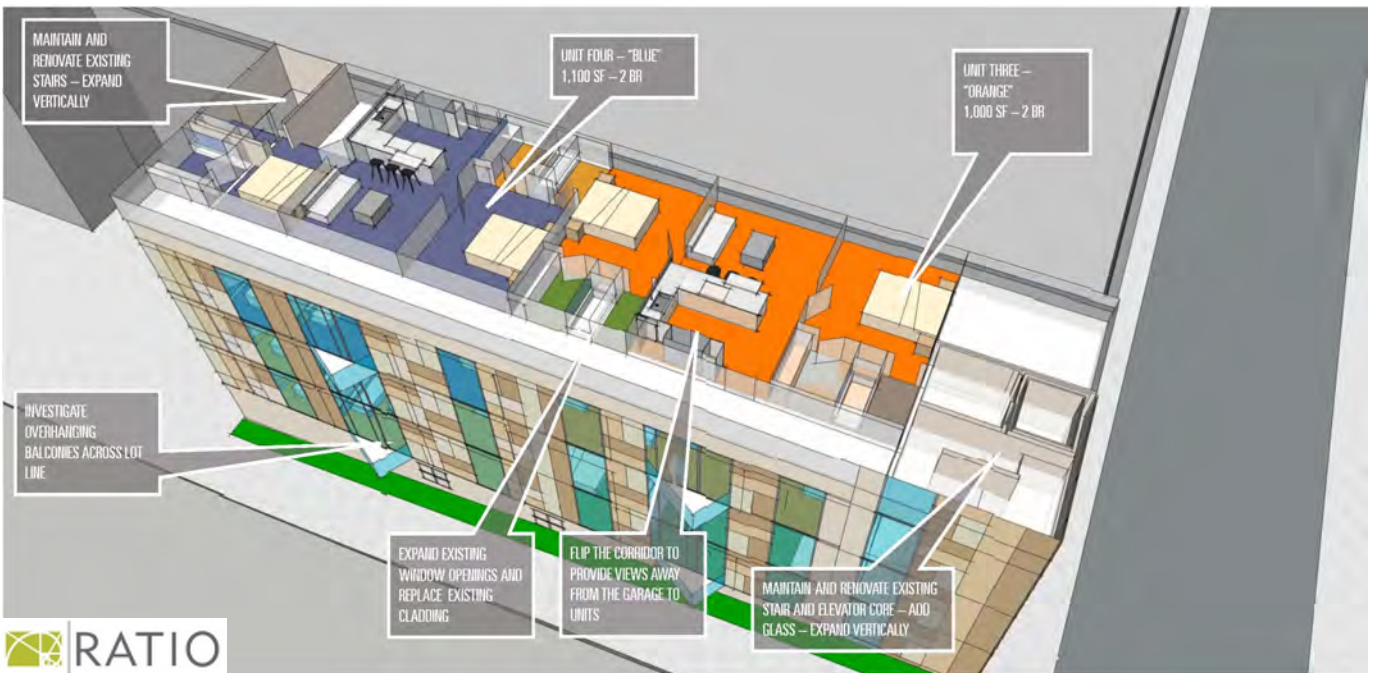
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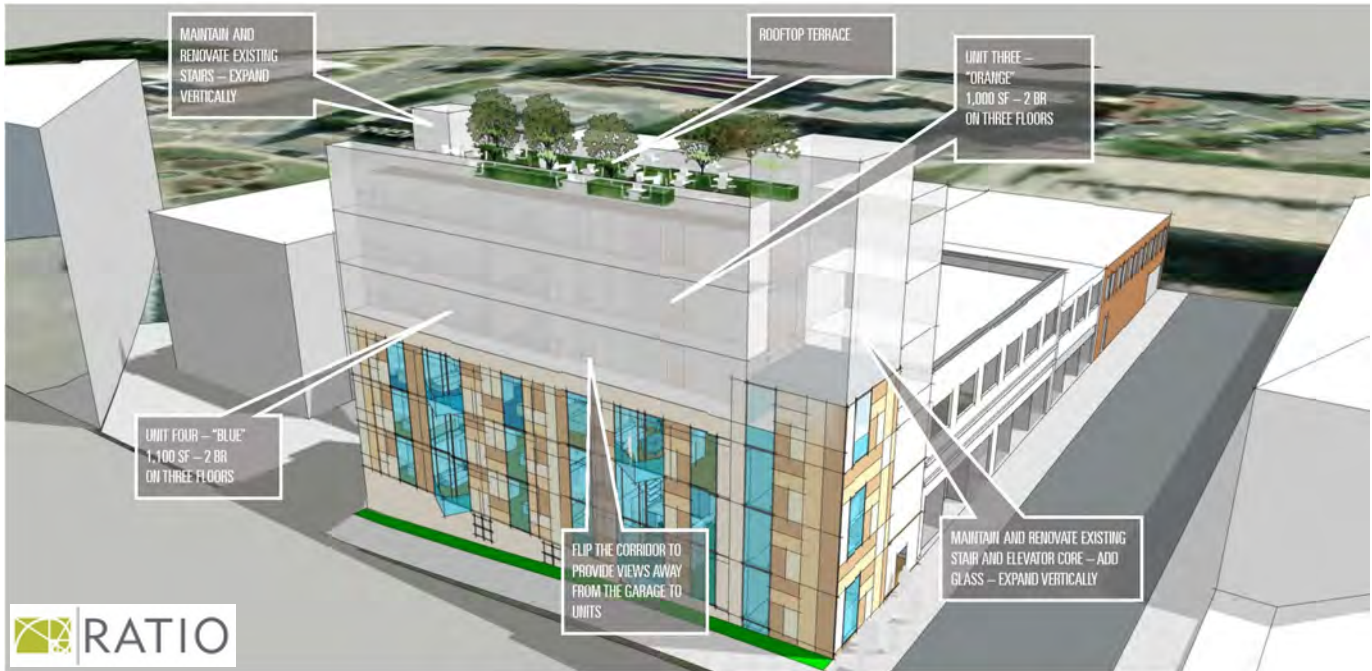
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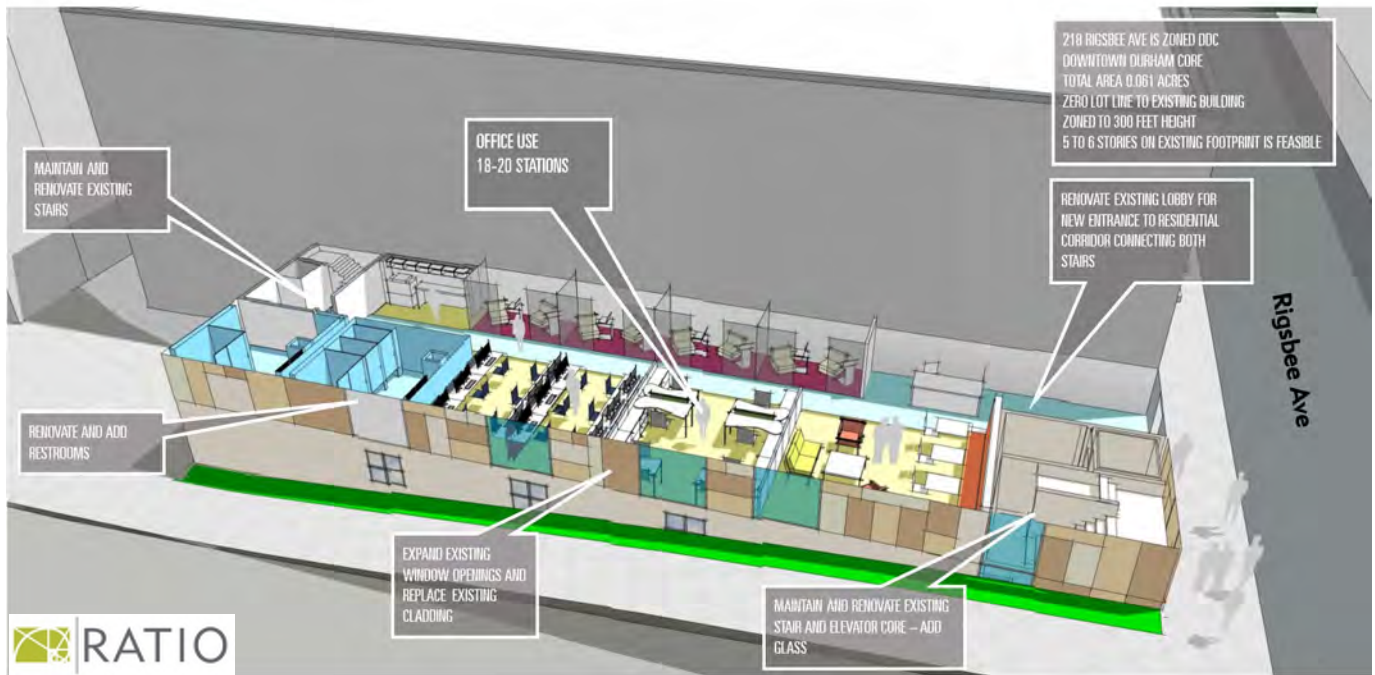
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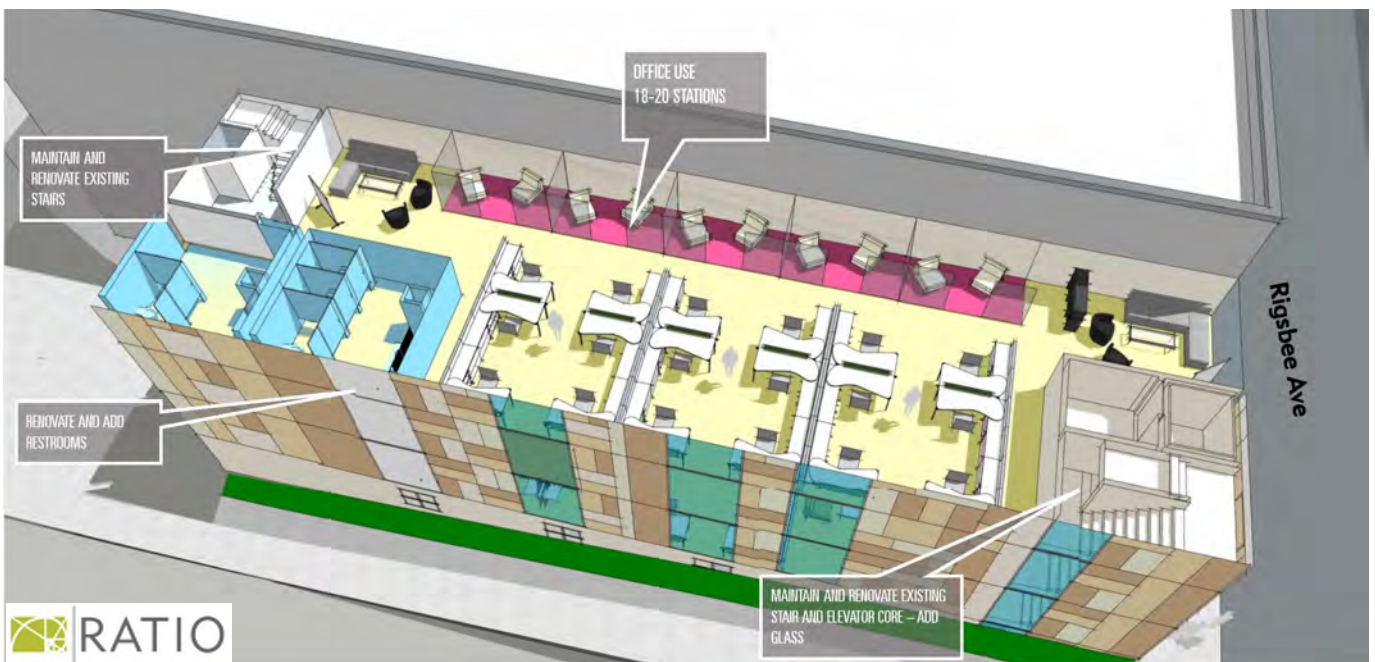
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