

HISTORIC DURHAM RE-DEVELOPMENT

OPPORTUNITY

ICONIC BARTLETT-MANGUM HOUSE LAND & COMMERCIAL BUILDING FOR SALE

Former FOUR SQUARE RESTAURANT

FOR OFFICE OR RESTAURANT USE

Price reduced—now \$699K



2701 Chapel Hill Rd. Built in 1908 and on the National Historic Register (which does not restrict modification, and may be eligible for substantial tax credits), this amazing and imposing structure, representative of the architectural style "Four Square" due to the symmetry of the four square rooms on top of four square rooms of the original home, is in amazingly sound condition and offers a unique opportunity to be remodeled for modern use as an upscale Victorian style office building, or could be converted back to restaurant use with an existing exhaust hood, greasetrapp, etc. Perfect for a Law office, real estate, professional practices etc., preliminary estimates indicate an upfit of \$50-75K could transform this into fantastic and irreplaceable investment property. 6,294 ft2 on two floors, in a rapidly re-developing zone with 42 parking spaces.

Call for info and showing.

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