

Pickett-Sprouse

REAL ESTATE

FOR SALE



**3543 ROSE OF SHARON RD
Durham, NC**

POSSIBLE MEDICAL OFFICE, OFFICE, SCHOOL, OTHER SIMILAR USES

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: 1.13 acres of land improved with an attractive, renovated one-story office building (2,250 SF).

Zoning & Utilities: OI, Office Institutional permitting many office uses, medical office, non-profit and similar uses. Electricity, gas, telephone, public water and septic system.

Tax ID: Parcel Nos. 173991

Price: \$225,000 cash, no owner financing. Call for details.

Remarks: Part of former Diet Center facility.



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On the web at pickett-sprouse.com

FLOOR PLAN

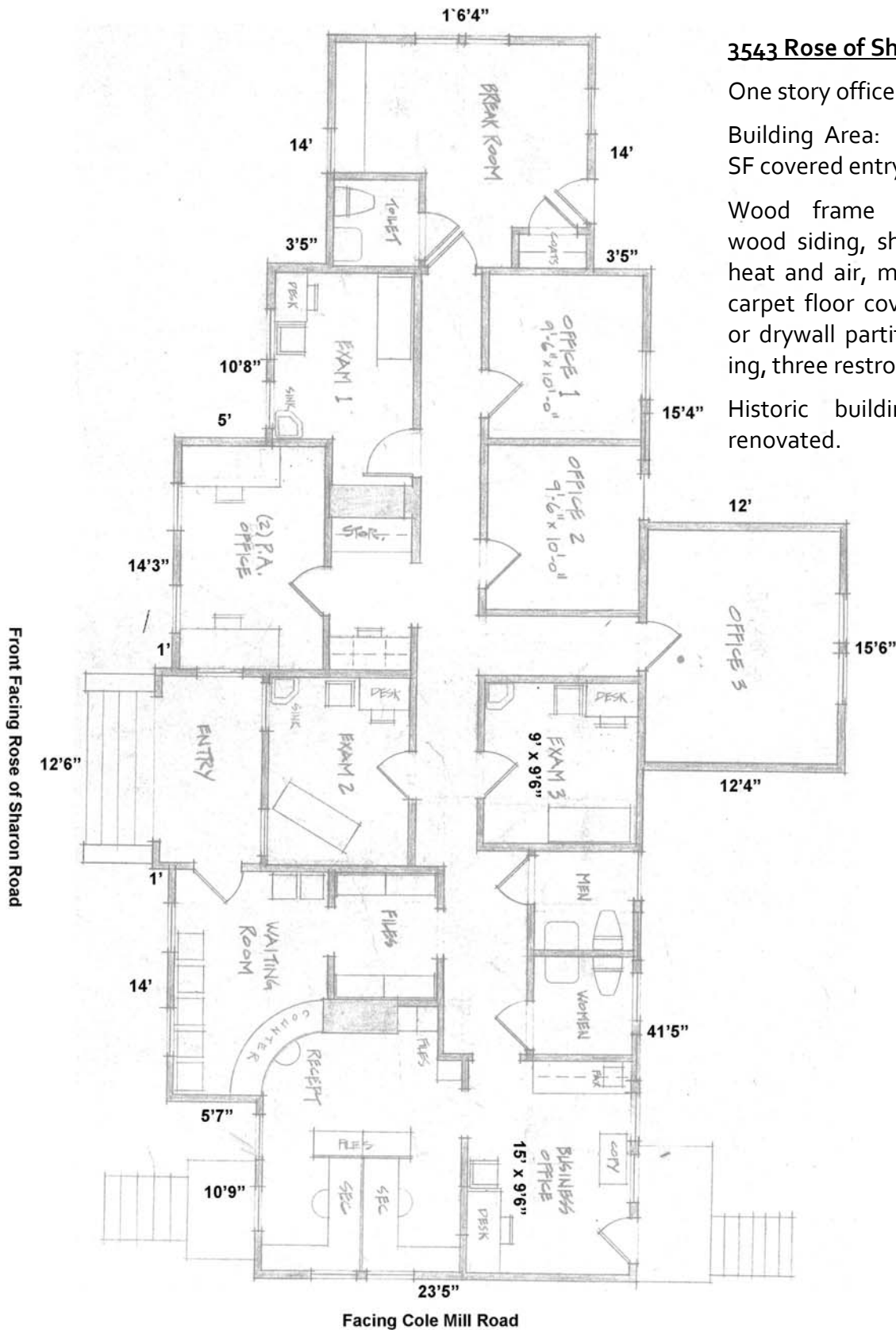
3543 Rose of Sharon Road

One story office building

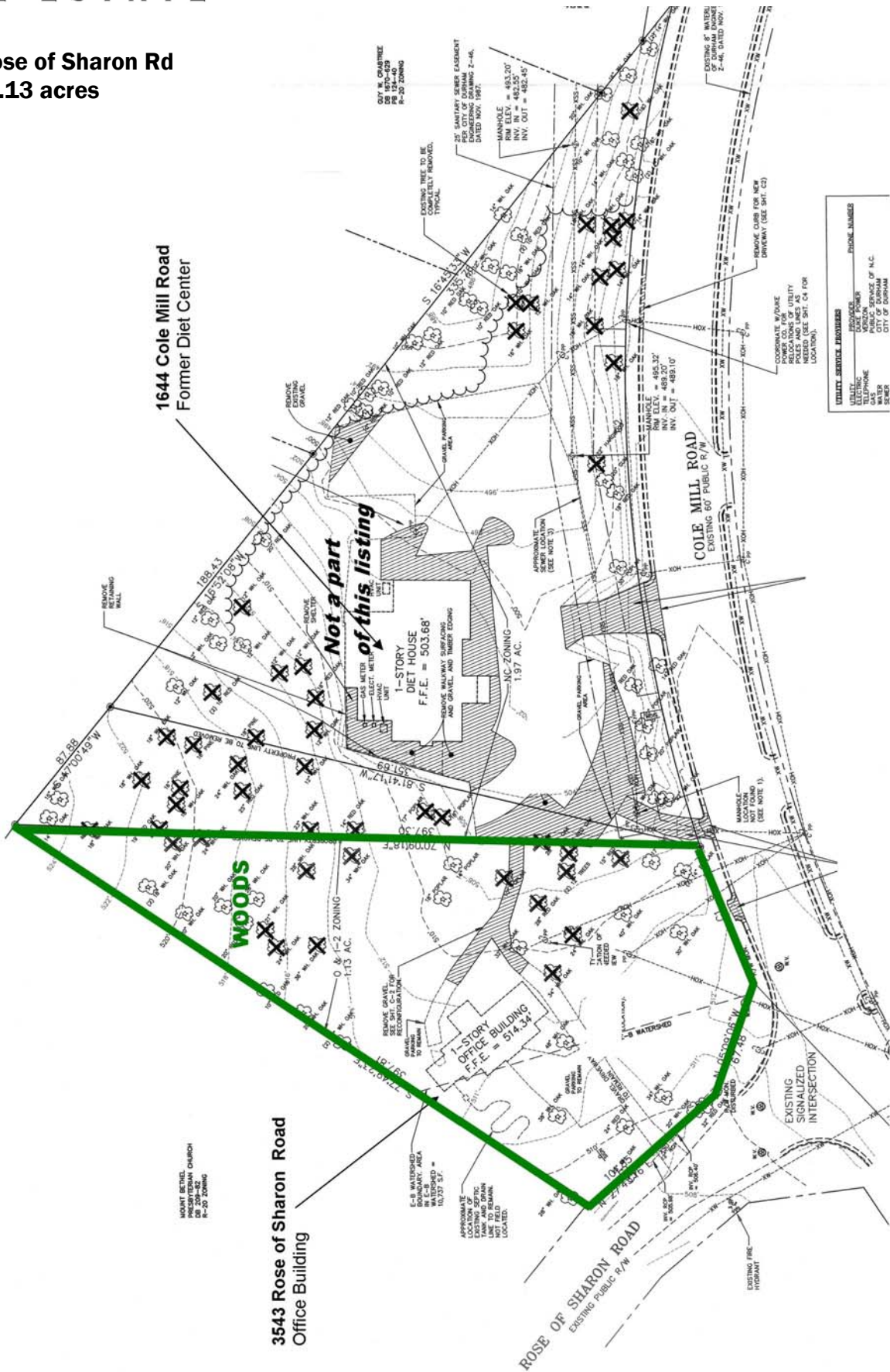
Building Area: ±2,250 SF plus 84 SF covered entry

Wood frame construction with wood siding, shingle roof, central heat and air, mostly hardwood or carpet floor covers, painted wood or drywall partitions, typical lighting, three restrooms.

Historic building was recently renovated.



3435 Rose of Sharon Rd
1.13 acres



1644 Cole Mill Road
Former Diet Center

3543 Rose of Sharon Road
Office Building

**Not a part
of this listing**

WOODS

UTILITY SERVICE PROVIDERS	PHONE NUMBER
WATER	
SEWER	
GAS	
TELEPHONE	
COORDINATE WORK	
RELOCATIONS OF UTILITY	
POLES AND SHAFTS (SEE SHEET C4 FOR LOCATION)	

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3543 ROSE OF SHARON RD, Durham, NC — LOCATION MAP

