



**3813 University Drive**  
Durham, NC 27707

**Unit#:**  
**SubAr...** 105/B

**For Sale:** Yes      **For Lease:** No      **Nearest Cross Rd:**  
**Bldg/Project Name:**  
**Traffic Count:**      **SP:**\$280,000      **Est/Close Dt:** 7/1/2016  
**Seller Name:** Gary and Cathleen Weaver

**Directions** The property is located on the east corner of Myra and University Drive in the South Square area.

**Remarks** Rare opportunity to own a stand alone office building on University Drive. Property located on the corner of Myra and University Drive. Property has 90 feet of frontage along University with a 4 x 8 foot double sided lighted sign. The property has 14 paved parking spaces. Great visibility. Heated by an oil fired unit. The building was converted from single family residential in 2001. In good

**General Information**

**Site Acres** 0.62      **BldgSqFt**      **MinSqFtAvl** 1,600  
**MaxSqFtAvl** 1,600      **NumStories**      **CeilingHt**  
**NumBldgs**      **Max Lease/SqFt** \$0      **Units #**      **VacancyRt**  
**DriveInDrs**      **NumDocks**      **RdFrntg**      **TotalPrkng**  
**GrsSchdInc**                **Zoning** O&I  
**GrsOperInc**

**New Construction:**      **Est Fin:** /      **Lot #:** 11      **Year Built** 1957

**Financing & Taxes**

**Tax Value** \$247,776.00      **Tax Rate** 1.38430  
**PIN #**      **Legal Description** Lot 11 Plat Book 32 Page 6

**Financial Comments**

**Features**

Secondary Type **Office**      SQ. FT. Source **Measure**  
Sale/Lease Includes **Bldg(s)**      Construction **Brick**  
Roof **Composition**      Foundation Description **Brick, Crawl Space**  
Heating **Other**      A/C **Central**  
Documents Available **Brochure, Floor Plan**      Rail Service  
Utilities **Electricity, Sewer, Telephone, Water**      Easements **Ing-Egrs**  
Sprinklers **None**      Loan Assumption **No**  
Restrictions **None**

**Showing Instructions**

**Show Instructions:** Agnt Must Accompany, Call Agent, No Lock Box, Sign o...      **Appointment Phone** 919-414-3159  
**LA:**D00117 Mark Micol - PrfPh: 919-493-0395      Lic#: 115450      **Co List Agent Appt Phone** 919-493-0395  
**LO:**3151 Pickett/Sprouse Realtors - OFC: 919-493-0395      **CDOM** 71  
**Co-LA:**      **DOM** 71  
**Com B A:** 3 %      **Com S ... 3** %      **V R:**

**Comparable Information**

**Sale Agent:** D00117 / Eric Stutts - PrfPh: 919-961-1868  
**Sale Office:** 2671 / Committed Real Estate - OFC: 919-961-1871  
**Pending Date:** 6/30/2016  
**Selling Info:**  
**Financial Concessions (CC):** 0.00  
**Other Concessions:**  
**Special Circumstances:** No Special Circumstances

**Terms** Cash, Conventional, Sale  
**Sold Price** \$280,000  
**Closing Date** 7/1/2016

**Agent Only Remarks**