



BID DEADLINE MARCH 25
**7,500± SF ENTERTAINMENT/
RETAIL VENUE WITH PARKING**

462 WEST FRANKLIN ST., CHAPEL HILL, NC

HIGHLIGHTS

- Amazing location in the heart of Chapel Hill
- Off-street parking, a rarity for the area
- Flexible, 3-story floor plan
- Renovated basement with 4 private rooms & green screen space
- Café & bar with independent seating & additional street seating permitted
- Strong population within a 5 mile radius

DETAILS

Located in the heart of Chapel Hill on the city's main drag, this newly renovated, three-story property features a large, full-service bar with a custom, 222-year-old Black Walnut top, a spacious stage and ample seating both inside and out. The 7,500-square-foot asset is part of a condominium with its neighboring business, Carolina Brewery. The parking in the back belongs to the subject property and does not need to be shared with the other tenant.

Uses for the property include retail, restaurant, bar or commercial.

BUILDING	7,500± SF
SITE	0.1± AC
SEATING	90 - Ground Level 40 - Basement
RENOVATED	2018
PARKING	12 Spaces
ZONING	TC 2 - Town Center
TAXES (2020)	\$18,086.68

CONTACT

JIOVANNY RESTREPO
847.386.2282
jrestrepo@hilcoglobal.com

KIEFER PRICE
847.504.3221
kprice@hilcoglobal.com





📍 462 WEST FRANKLIN ST., CHAPEL HILL, NC

LOCAL INFORMATION

The site is located directly on West Franklin Street, a hotspot in Chapel Hill for numerous other bars, restaurants, and retailers. This property offers an upscale theater/venue in the rapidly expanding neighborhood and is surrounded by the Carolina Brewery, Chapel Hill Service Center, as well as some of the most popular restaurants in the city. Walkable from both the Franklin Hotel (Graduate Chapel Hill) and the University of North Carolina at Chapel Hill campus, the property also has convenient access to public transportation and is less than 30 minutes from RDU airport. Nearby housing developments, such as Greenbridge Condominiums, Shortbread Lofts and Courtyard Lofts, position the venue in an ideal location with optimal visibility for residents.

SALE INFORMATION

TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from HRE's website – www.HilcoRealEstate.com.

BID DEADLINE

March 25, 2021 at 5:00 p.m. (EST)

BID SUBMISSION

All bids should be completed on the provided HRE Letter of Intent available online and submitted to Jiovanny Restrepo at jrestrepo@hilcoglobal.com.

ON-SITE INSPECTIONS

Thursday, March 4 & Thursday, March 18
Call to Schedule an Appointment

INFORMATION

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at HRE's website. Once registered for an account, buyers can login to their account and access the "Documents" tab for further property and sale information.

PURCHASER'S PREMIUM

A 5% Purchaser's Fee will be added to a High Bid Price, per the Terms of Sale.

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