



4400 Roxboro Road
Durham, NC 27704

Unit#:
SubArea: 122/B



For Sale: Yes

For Lease: No

Nearest Cross Rd:

Bldg/Project Name:

Traffic Count: 0

SP: \$650,000

Est/Closing Dt: 9/10/2014

Seller Name:

Directions Take N. Roxboro or N Duke Street and this Strip Center is on the Roxboro Road Side of the Stop Light.

[Virtual Tour](#)

Remarks High traffic in North Durham with State reporting 33,000 cars in a day at this location. Over 6700 Sq Ft All Brick Bldg, and nice curb appeal on Great Corner Lot. All the fast foods are just walking distance to this Strip Center. All units are leased and has a mthly. rent of \$7300. Paved parking and each unit has a bathroom. Bank owned and can offer some Financing, if approved.

General Information

Site Acres	0.54	1,900	CeilingHt	0
0		0	Units #	5
NumBldgs		NumStories	RdFrntg	116
DriveInDrs		NumDocks		
GrsSchdInc				
GrsOperInc	7,300			

New Construction: No Est Fin: / Lot #: 0

Financing & Taxes

Tax Value	\$370,923.00	Tax Rate	1.30	Tax Map/Blk/Prcl/Lot
PIN #		Legal Description	DB 005667/ 000157	

Financial Comments

Features

Secondary Type **Office** Terms **Cash, Conventional**
Rail Service

Showing Instructions

Show Instructions:		Appointment Phone	919-595-8989
LA: D20572	<u>Tommy Bowes - PrfPh: (336) 597-8000</u>	Co List Agent Appt Phone	
LO: 71809	<u>Re/Max Premier Realty - OFC: (336) 597-8000</u>	DOM	167
Co-LA:		DOMLS	167
Comp BA:	2.5 / % / N	Prospect Exempt	No
Comp SA:	0 / % /		

Comparable Information

Sale Agent: D20572 / Tommy Bowes - PrfPh: (336) 5...

Sale Office: 71809 / Re/Max Premier Realty - O.F.C: (336) 597-8000

Pending Date: 3/10/2014

Terms Cash, Conventional

Sold Price \$650,000

Closing Date 9/10/2014

Selling Info:

Financial Concessions (CC): 0

Other Concessions:

Special Circumstances: Auction, No Special Circumstances

Agent Only Remarks