

OI ZONE (OFFICE/MEDICAL) CORNER LOT FOR SALE



Corner Lot Zoned for Medical or Office Uses

492-410 Crutchfield St., Durham, NC 27704



SALE PRICE: \$599,950.00

1.71 +/- Acre Lot (2 lots)

30,000+/- AADT Count

Water & Sewer in the Street

Located a Half Block Down the Street from Duke Regional Hospital

DAVID MORGAN

PARTNER/BROKER, REALTOR

919.740.8040

TRIANGLE REAL ESTATE SERVICES

COMMERCIAL DIVISION

PROPERTY OVERVIEW

This 74,250 +/- SF lot is located on the corner of Crutchfield and N. Duke streets and a half block from the entrance to Duke Regional Hospital. Great exposure to 34,000 +/- vehicles daily (AADT) on N. Duke St. and a virtually cleared lot—except for a picnic structure—and ready for development.

LOT FEATURES

- Great Building Location for Various Medical Practices
- Corner Lot
- Ready for Development
- Zoning in Place