

# 830 N. Mangum St. Durham, NC

±3,300 sq ft  
±0.482 acres  
Property for Sale

## \$695,000



PROPERTY FOR SALE



500 Washington St., Suite K  
Durham, NC 27701  
[www.MaverickPartners.com](http://www.MaverickPartners.com)

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**BUILDING/LOT SIZE:**

- ±3,300 square feet
- 0.482 acres

**ZONING:**

CG (Commercial General)

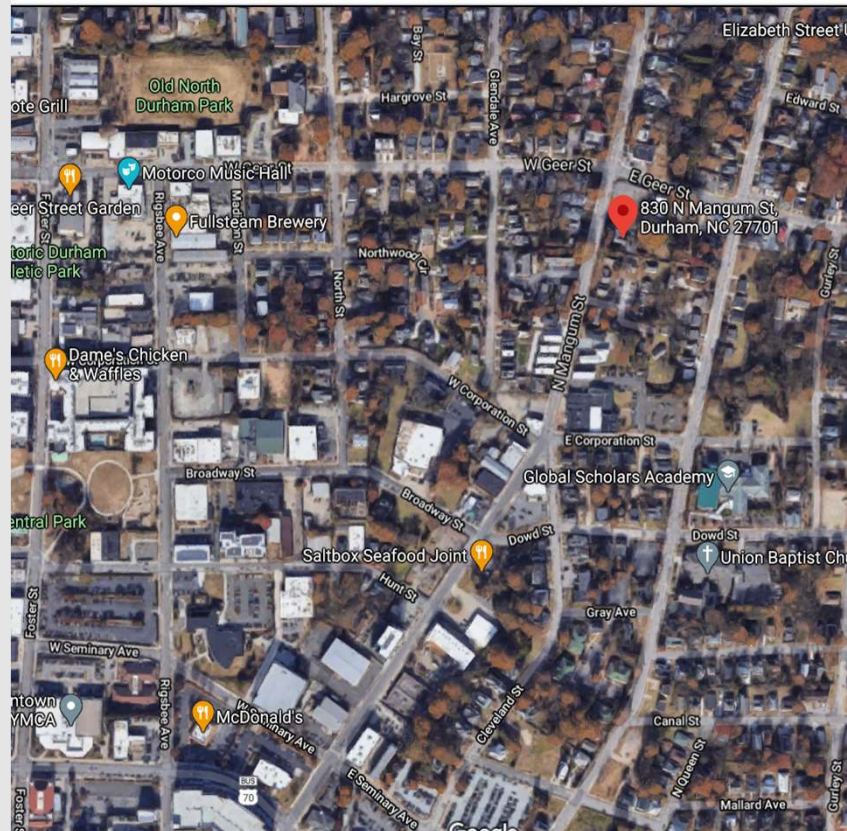
**ASKING PRICE:**

**\$695,000**

**DESCRIPTION:**

Nestled in the Old North Durham/Duke Park Historic District adjacent to Downtown Durham. This historic 1910 structure has abundant redevelopment options and sits on a huge, .48 acre lot steps from all of Downtown's amenities.

- Many redevelopment options available.
- Steps to Downtown Durham's Central Park District.
- Rare opportunity in a location with very little supply.
- Easy access to Duke University, Research Triangle Park, I-85.
- Flexible Zoning (CG) and ample parking available.
- Wonderful historic details including hardwood floors, original trim work, beadboard ceilings, massive front porch.
- New roof in 2017; new HVAC in 2016.



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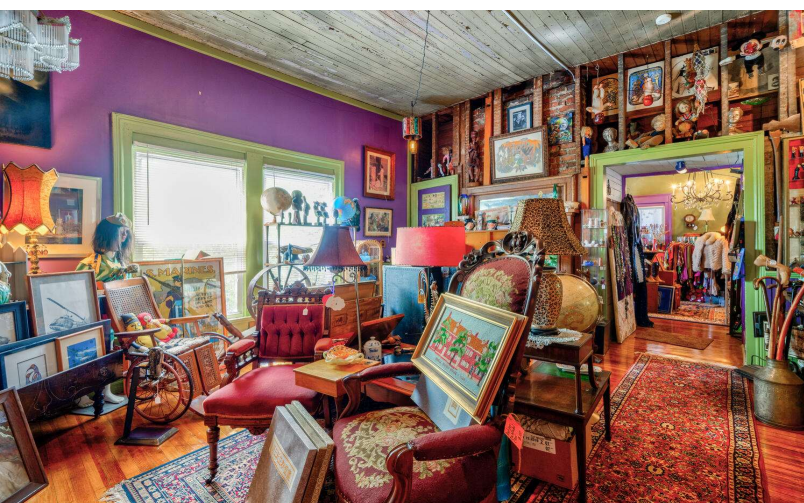
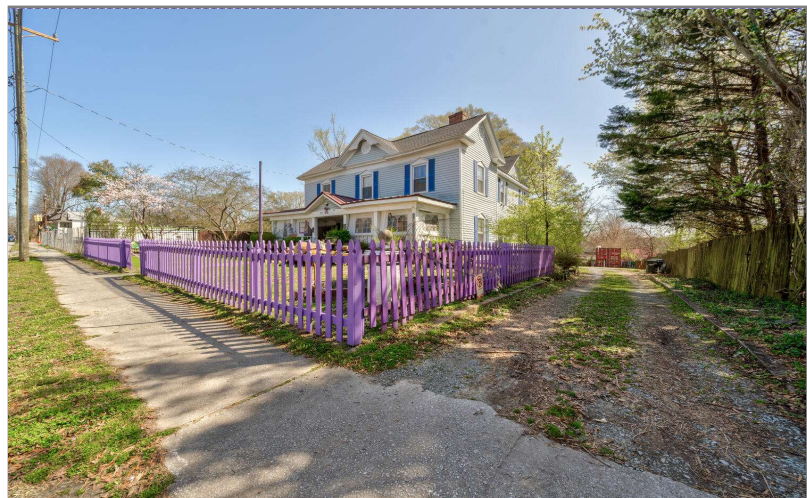
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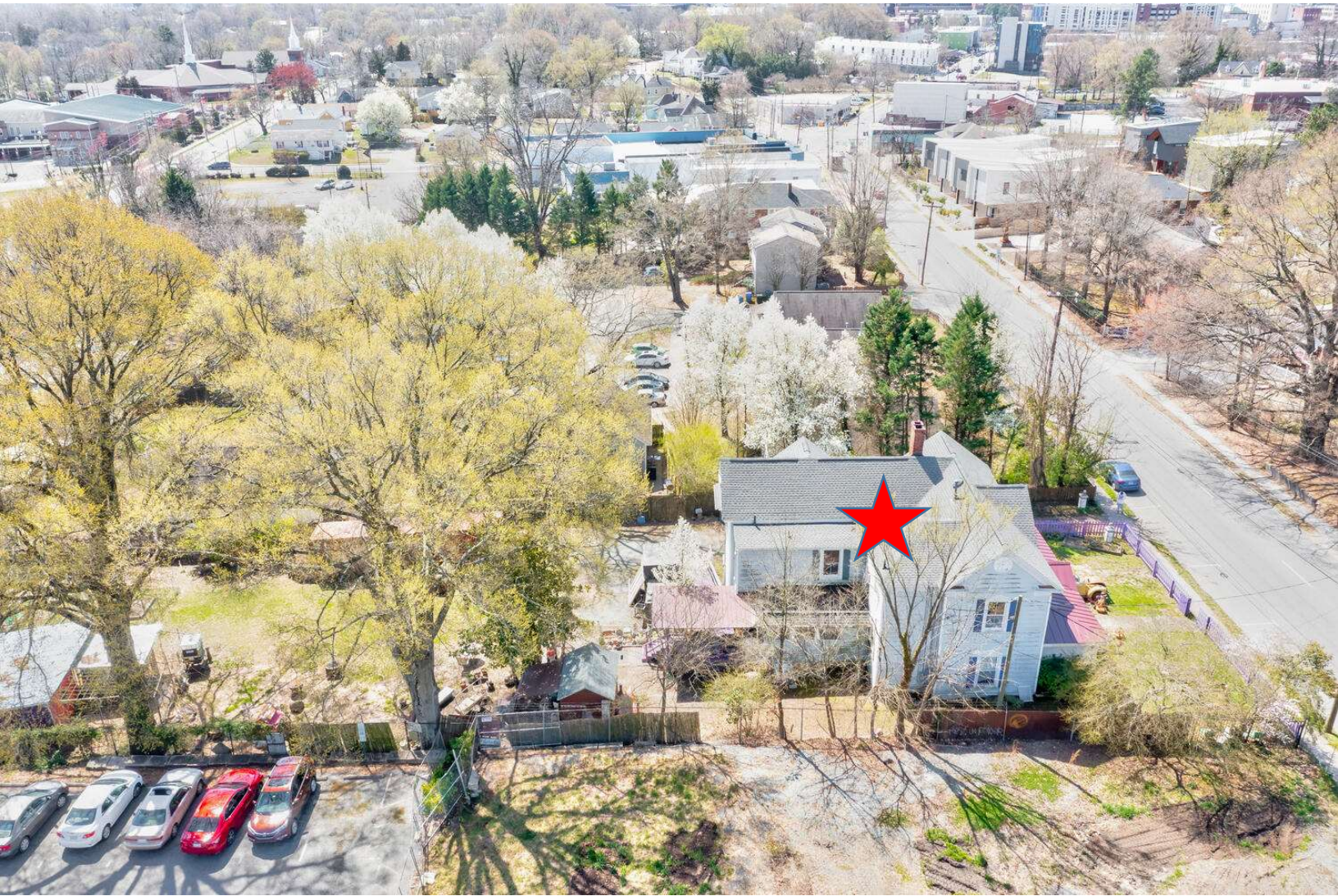
# PROPERTY PHOTOS



# AERIAL MAP – 830 N. Mangum St.



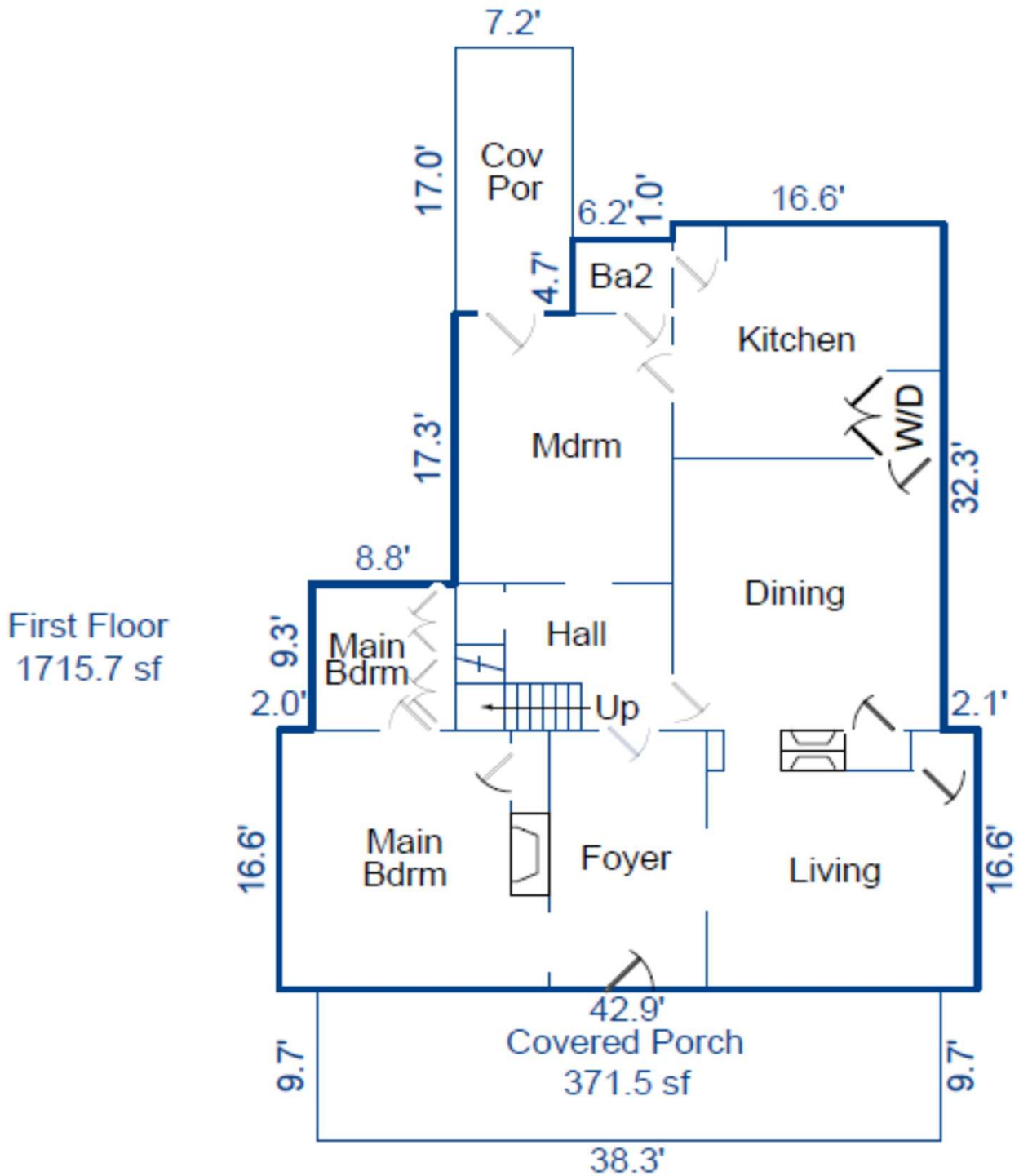
# AERIAL



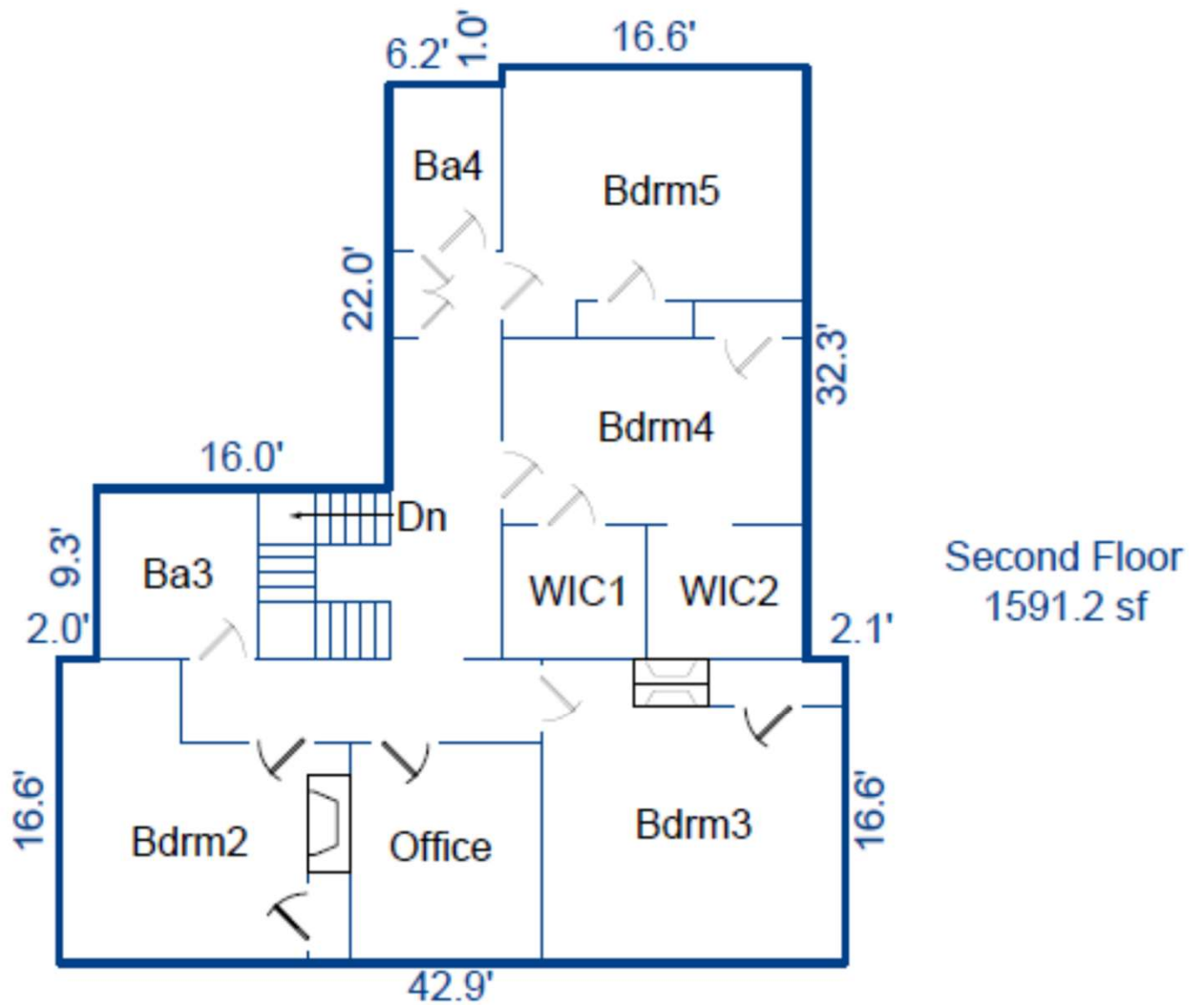
# AERIAL



# FLOORPLAN – 1<sup>st</sup> FLOOR



## FLOORPLAN – 2<sup>nd</sup> FLOOR



\$695,000

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±3,300 SF  
0.482 Acre  
Property for Sale

830 N. Mangum St.  
Durham, North Carolina

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