



A WEST & WOODALL COMPANY



**105 Newsom Street, Suite 106  
Durham, North Carolina**

Approximately 1,972 square feet of medical office space located between N. Roxboro Road and N. Duke Street and one block from Carver Street. Close to shopping, restaurants and Duke Regional Medical Center. There are four exam rooms with sinks, reception, business office, two doctor's offices, breakroom plus lab areas and bathrooms.

For Lease at: \$17.50 per Square foot

Tenant responsible for utilities, janitorial and interior up-keep

For sale at: **\$285,940** | \$315/mo. Condo Assoc. fee, 2020 taxes -\$4269.00

2020 insurance \$944/yr., Utilities Avg. \$255/mo.

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**Vernon Averett, CCIM**

vaverett@aol.com

919-287-3053 | Cell: 919-270-6156

**Mark Micol**

mark.micol@westandwoodall.com

919-287-3048 | Cell: 919-414-3159

Visit us at [pickettsprouse.com](http://pickettsprouse.com)

**PICKETT  
SPROUSE**

COMMERCIAL  
REAL ESTATE

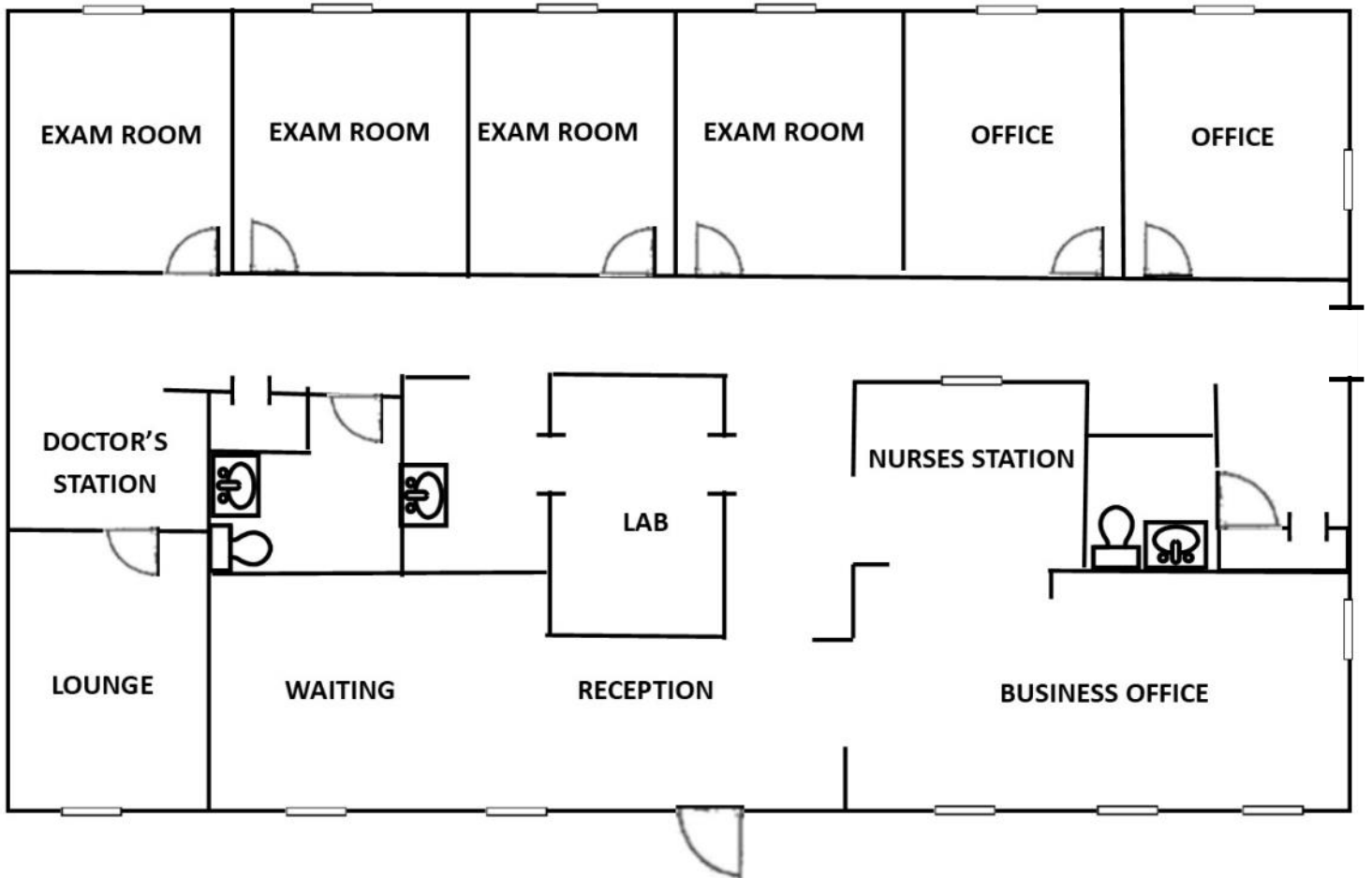


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**FOR SALE or LEASE**

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## FLOOR PLAN



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