

1513 N MAIN STREET

FUQUAY-VARINA, NC

FOR SALE



RCR
RALEIGH • WILMINGTON

PROPERTY DETAILS

Address	1513 N Main Street Fuquay-Varina, NC
Sale Price	Call for Pricing
Availability	2,513 SF
Year Built	1946, renovated 2021
Acres	0.82
Signage	Potential signage on N Main Street
Roof and/or HVAC information	2021 roof, 2021 HVAC
Zoning	CC-CZD
Configuration	Three existing offices, large reception area, full kitchen, patio
Traffic Count	~28,800 Vehicles Per Day

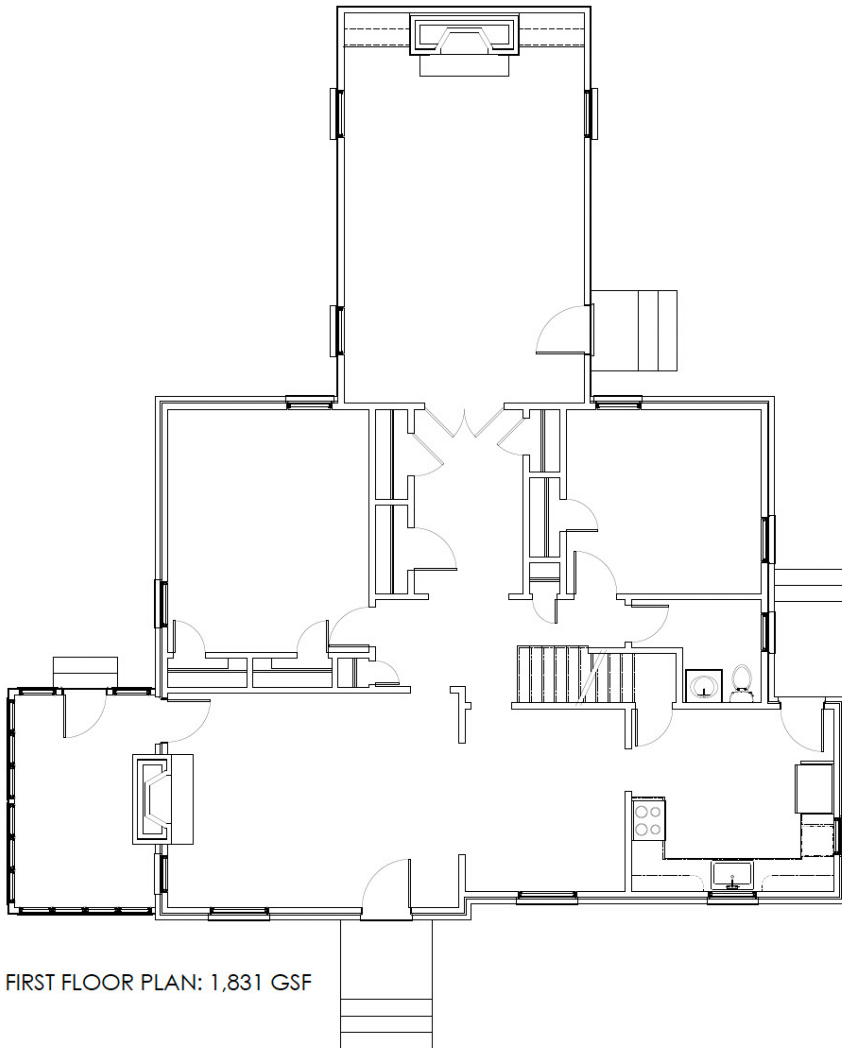


1513 N Main Street presents a rare opportunity for professional users to own a beautifully maintained office property in the heart of Fuquay-Varina. Located along the main corridor and less than two miles from downtown, the property blends residential charm with commercial functionality, offering a warm and welcoming environment ideal for law firms, CPAs, financial advisors, or similar professional users. The ±0.82-acre site includes ample parking, a horseshoe concrete driveway, a large backyard, and an 800 SF storage building with electricity—delivering both practicality and versatility in one of the Triangle’s fastest-growing communities. The building has been thoughtfully updated while preserving its character, featuring original hardwood floors, a sunroom, and two full masonry fireplaces with new chimney caps and natural gas logs (inspected 2021). Recent improvements include Renewal by Andersen windows (2021), upgraded plumbing (2021), and a new HVAC system (2021). Additional highlights include interior and exterior basement access, brick and Masonite exterior construction, landscaped grounds with mature oaks, dogwoods, magnolia, azalea, and camellia, and a brick patio with a natural gas hookup for grilling. The property is served by city water and sewer.

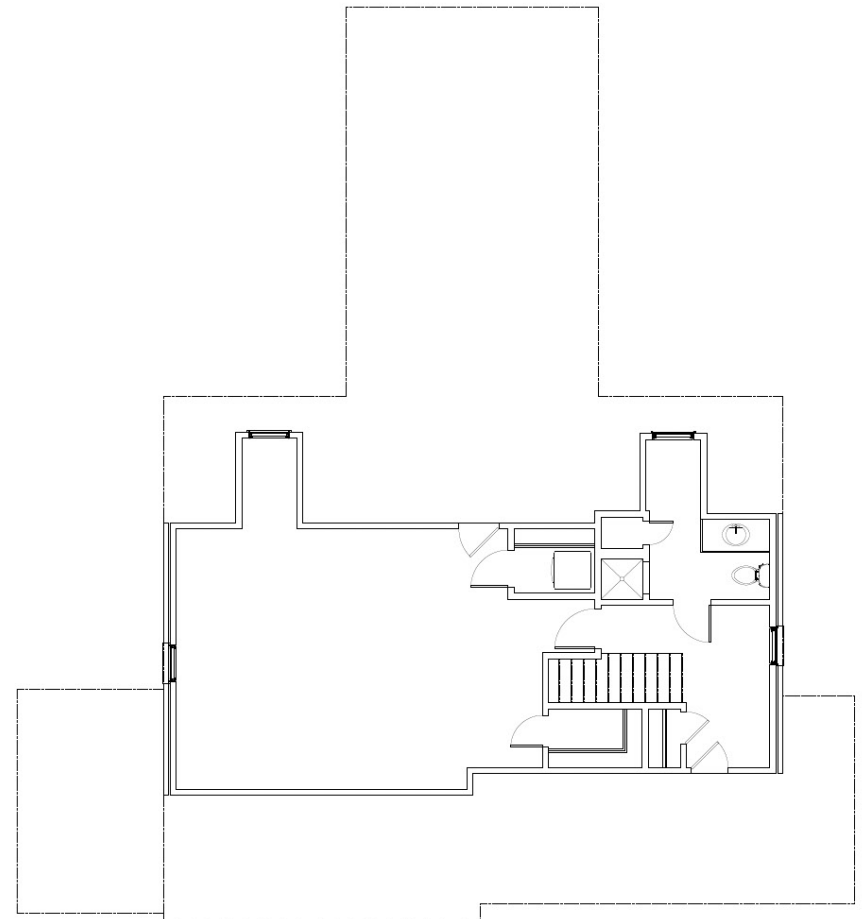
FLOOR PLAN



[CLICK FOR VIRTUAL TOUR](#)

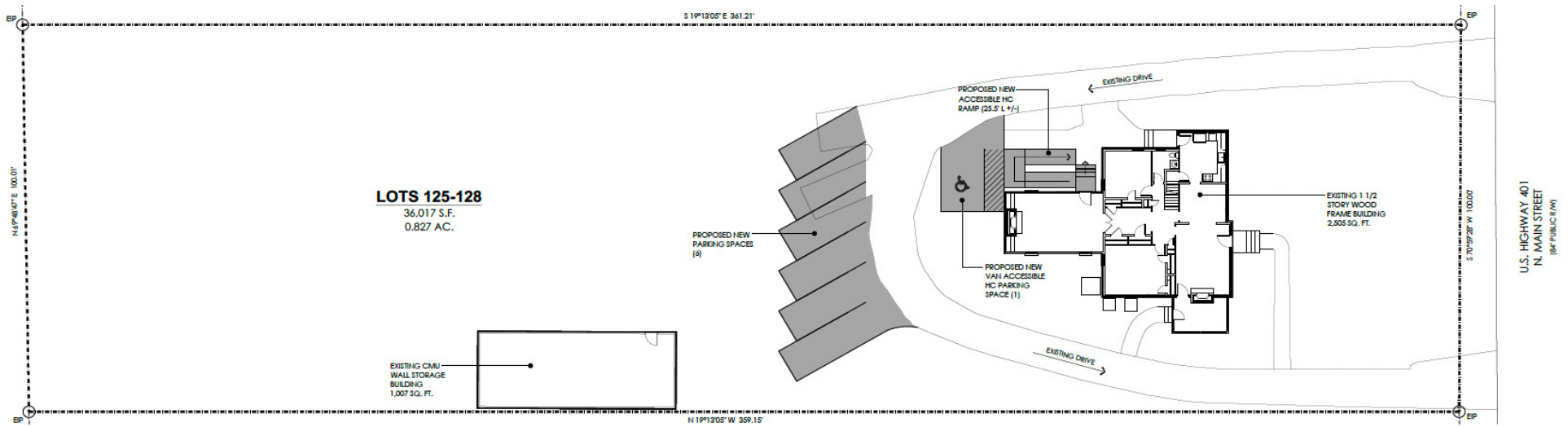


FIRST FLOOR PLAN: 1,831 GSF



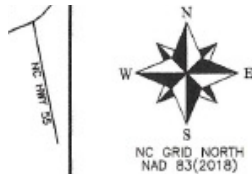
SECOND FLOOR PLAN: 674 GSF

PROPOSED SITE PLAN









TS

ON PIPE
SET
ER
WN OUT
UNIT
E
LINES
IT
ALE
K
MAPS
WAY
CURB

IT THAT THIS PLAT WAS PREPARED
IN AN ACTUAL FIELD SURVEY
MADE IN 1954
THAT THE BOUNDARIES NOT SURVEYED
BUSH AND WERE PLOTTED FROM
HEREON THAT THE RATIO OF
HAB 118.2022, AND THAT
INTELLIGENT PERSONS HAS
ON OF THIS SURVEY AND THE
S USED:

A
Q. 02'
W. 02'
L. 02'
S. 02'
E. 02'
N. 02'

PROFESSIONAL LAND SURVEYOR

A BOUNDARY SURVEY OF AN
UNCELS OF LAND OR ONE OR
ITS AND DOES NOT CREATE A
E AN EXISTING STREET, FOR THE
THIS SUBSECTION, AN "EXISTING PARCEL"
IT IS AN AREA OF LAND DESCRIBED
SCRIPTION OF LEGALLY RECORDED
BEEN OR MAY BE LEGALLY CONVEYED
NEED IN ITS EXISTING CONFIGURATION.

PLS 3040

CERTIFY THAT THIS PLAT WAS DRAWN UNDER
AN ACTUAL SURVEY MADE UNDER MY
X 18594 PAGE 642 MAP # 1942 PAGE 160
NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES
ION FOUND IN BOOK 23 PAGE 193
EITHER OR POSITIONAL ACCURACY AS CALCULATED IS
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH
DED, WITNESS MY ORIGINAL SIGNATURE
SEAL THIS 6th DAY OF FEBRUARY, A.D. 2023

ART, NCPLS - 3040



BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919) 552-9813
FAX # (919) 557-2255

IN BOOK OF MAPS 2023 PAGE 193 WAKE COUNTY REG.

NORFOLK & SOUTHERN RAILROAD

100' RIGHT OF WAY

LOTS 125-126
0.827 ACRES
36,017 SF

JAMES HONEYCUTT, JR.
EXECUTOR
PIN #0667913850
D.B. 08-E PG. 707

CHARLES & LUCY YOUNG
PIN #0667914742
D.B. 3719 PG. 342

ELIZABETH & ROBIN CRUMPTON
PIN #0667917807
D.B. 3866 PG. 90

ELIZABETH & ROBIN CRUMPTON
PIN #0667918628
D.B. 15-E PG. 405

U.S. HIGHWAY 401
N. MAIN STREET
84' PUBLIC R/W
B.M. 2004 PG. 1157

AREA BY COORDINATES
NC GRID COORDINATES OBTAINED USING A
SPECTRA PRECISION SP80 GPS UNIT,
REFERENCED TO NAD 83(2018).
ALL DISTANCES GROUND HORIZONTAL
UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF
A TITLE REPORT AND IS SUBJECT TO ANY
MATTERS ONE MAY DISCLOSE.
PROPERTY SUBJECT TO BOTH ABOVE
AND/OR BELOW GROUND UTILITIES AND/OR
EASEMENTS.
CALL 811 BEFORE ANY DIGGING OR
CONSTRUCTION.

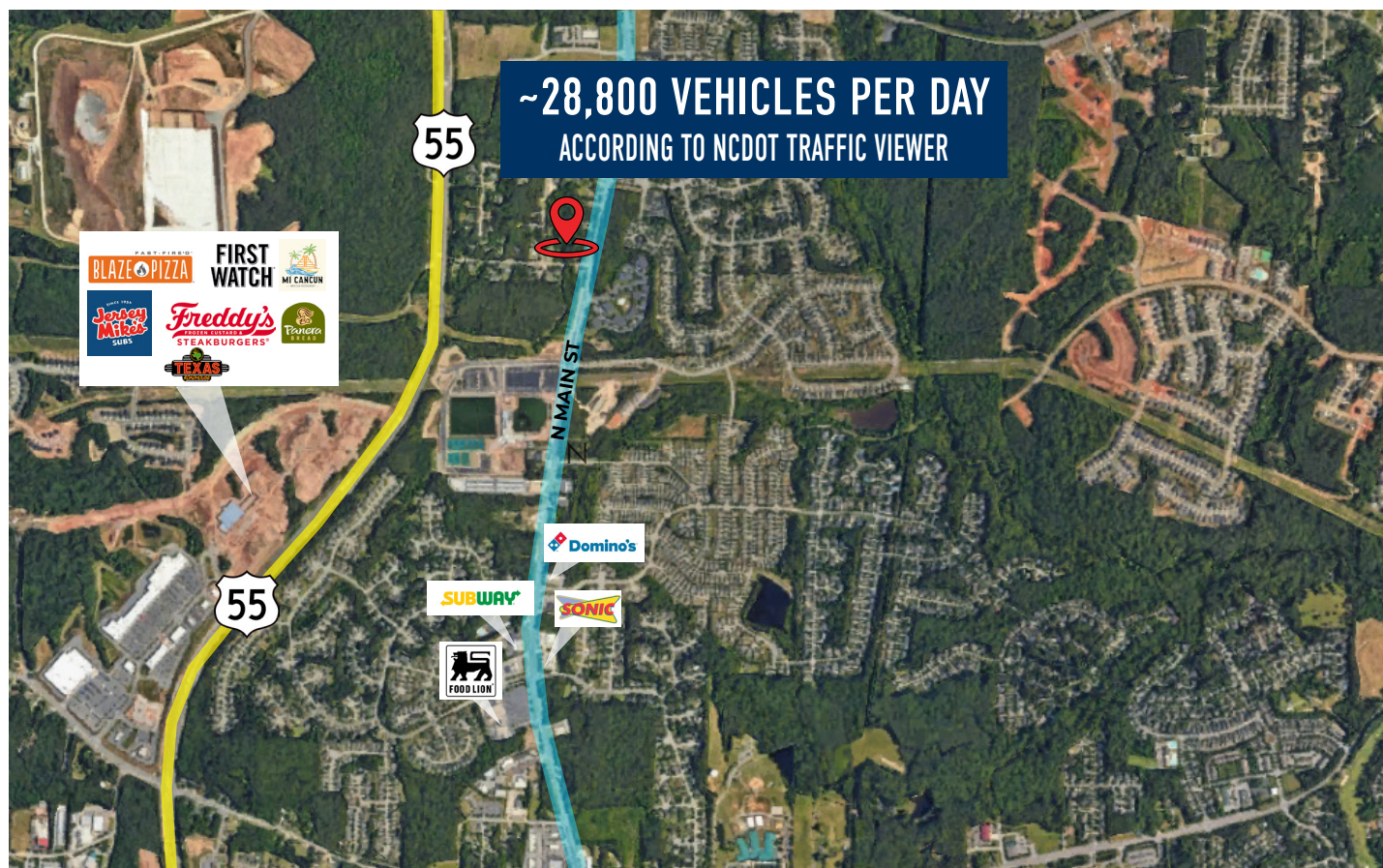
THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA PER
F.E.M.A. MAP #3720066700K
EFF. DATE: 7/19/2022 ZONE X
PROPERTY ZONED RA - FUQUAY-VARINA

WAKE COUNTY, NC 126
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/06/2023 15:43:25
BOOK:BM2023 PAGE:00193



DATUM: NAD 83(2011) ELEV: 100.00'

LOCATION OVERVIEW





Nick Kasprzak, CCIM
Vice President
(984) 202-0066

nkasprzak@richcommercialrealty.com

DISCLAIMER:

While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability and fitness for a particular use. A thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.



Call Our Office
919.821.7880



Visit Our Website
richcommercialrealty.com



Follow RCR on LinkedIn
[www.linkedin.com/company/
2514132/admin/feed/posts/](https://www.linkedin.com/company/2514132/admin/feed/posts/)



Raleigh, NC
3840 Ed Drive, Suite 108
Raleigh, NC 27612

Wilmington, NC
P.O. Box 15004
Wilmington, NC 28412