

INCOME PRODUCING RENTAL PROPERTY

191 CHAMBERLAIN ST.

RALEIGH, NC 27607

4-Bedrooms, 4 Car-Garage, 3 & 1/2 Baths, Walk-in Closets

\$5,000.00 per month +/- earning potential, 1-Block from NCSU

FOR SALE:

\$1,350,000.00

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Tyler Mills

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867 Washington St. Raleigh
Commercial Broker



2329 CLARK AVENUE
RALEIGH, NC 27607



CLOSED

2329 Clark Avenue

Price: \$1,378,500
MLS # 2489838
Class RESIDENTIAL
Status Closed

3 bedroom 3 & 1/2 Bath

NCSU Bell Tower

NCSU

The Trilogy:
203 units | AVG 2-bedroom
\$2,637 Per Month
\$1,336.50 Per Bed

THE LOGAN:

192 units | AVG 2-beds
\$2,518 Per Month
\$1,259 Per Bed

FOR SALE:
\$1,350,000
4-beds
Potential
Income:
\$5,000 Per
Month

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NEARBY COMPS



DETAILS:

Rental Property, 4 Bedrooms, 3,120SF on 0.17-acres
Walk-in Closets, 4 Car Garage, 3 & ½ baths
POTENTIAL INCOME: \$5,000 Per Month +/-

THE APPEAL:

Walk to NCSU Campus Village District
Walking distance to Cameron Village and many amenities
Zoning and Future Redevelopment Potential
Strong Lease Demand





ZONING DETAILS:

Current Zoning - Raleigh ORD: RX-3
Mixed residential district with a 3-story height with favorable setbacks

By-Right Uses:

- Single Unit
- Two Unit
- Multi Unit
- Group Living
- Dormitory, Fraternity, Sorority
- Rest Home
- Cottage Court
- Minor Utilities

SPECIAL RESIDENTIAL PARKING:

- Surface Requirements
- Arrangement and Size
- Location Restrictions
- Landscaping Requirements

See Section 5.6.1 of Raleigh UDO for more info

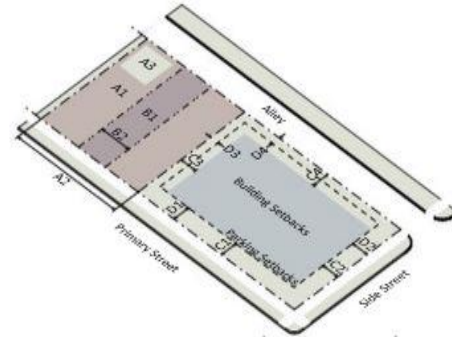
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**ZONED: RX-3,
Special Residential Parking Overlay**



Sec. 3.2.3. Townhouse



	RX-, OX-, NX-, CX-	DX-
A. Site Dimensions		
A1 Area (min)	3,300 sf	n/a
A2 Width (min)	44'	n/a
A3 Outdoor amenity area (min)	10%	10%
B. Lot Dimensions		
B1 Area (min)	n/a	n/a
B2 Width (min)	16'	n/a
C. Building/Structure Setbacks		
C1 From primary street (min)	10'	5'
C2 From side street (min)	10'	5'
C3 From side lot line (min)	0' or 6'	0' or 6'
C4 From rear lot line (min)	20'	0' or 6'
C4 From alley	4' or 20' min	4' or 20' min
D. Parking Setbacks		
D1 From primary street (min)	20'	20'
D2 From side street (min)	10'	10'
D3 From side lot line (min)	0' or 3'	0' or 3'
D4 From rear lot line (min)	3'	3'
D4 From alley (min)	4'	4'

	RX-, OX-, NX-, CX-	DX-
E. Build-to (Blockface)		
E1 Primary street build-to (min/max)	10'/55'	10'/55'
E2 Building width in primary build-to (min)	70%	70%
E3 Preexisting Buildings: See Sec. 3.4.2.C.2.		
F. Height		
F1 Principal building (max)	Set by district	Set by district
F2 Accessory structure (max)	25'	25'
G. Floor Heights		
G1 Ground floor elevation (min)		
Residential	2'	2'
Nonresidential	n/a	n/a
G2 Ground story height, floor to floor (min)	n/a	n/a
G3 Upper story height, floor to floor (min)	n/a	n/a
H. Transparency		
H1 Ground story (min)	20%	20%
H2 Upper story (min)	15%	15%
H3 Blank wall area (max)	35'	35'
I. Allowed Building Elements		
Porch, stoop		
Balcony		

Supp. No. 8

3 - 6
 Published on June 4, 2019

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

Part 10: Unified Development Ordinance
 City of Raleigh, North Carolina

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A LOOK AT REDEVELOPMENT
 (Taken from Raleigh UDO)



Clark St.

Chamberlain St.



Hillsborough St.



NCSU

Cameron Village

Chick-fil-A
 Benelux Coffee | Chick-fil-A | Chopt | CAVA | Cantina 18 | Crunch Fitness | Flying Biscuit Café | Fresh Market | Harris Teeter | Median Cleaners | Jos. A. Banks | Tazza Kitchen | UPS | Village Draft House | Walgreens | Wells Fargo | and more!





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AERIAL MAP

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4 Car Private Garage & Storage