

# 2410 VAN DYKE AVE.

RALEIGH, NC 27607  
APARTMENTS FOR  
SALE



ELM  
PARTNERS

BLAINE SMITH  
ASSOCIATE  
919-971-4777  
BLAINE@ELM.PARTNERS



## / PROPERTY DETAILS

4,947 SQUARE FEET

6 UNITS - ALL 2 BEDROOM, 1 BATH

LARGE .6 ACRE LOT WITH LARGE YARD + PLENTY OF PARKING

## / HIGHLIGHTS

LOCATED CLOSE TO OBERLIN VILLAGE IN DESIRABLE ITB NEIGHBORHOOD.

LARGE SHARED INDOOR COMMON AREAS.

BRICK EXTERIOR.

PRIVATE ENTRANCE FOR ALL UNITS.

FULLY LEASED FOR 3 YEARS.

SINGLE TENANT OCCUPYING ALL UNITS.

EXISTING MASTER LEASE IN PLACE THROUGH APRIL 2028

WITH TWO ADDITIONAL EXTENSIONS THROUGH APRIL 2034.

CURRENTLY PRODUCING ANNUAL REVENUE OF \$210,000.00.

RENT ROLL AVAILABLE UPON REQUEST.

PRICE: \$1,900,000

SITE LOCATION

SCAN FOR TOUR



2410 VAN DYKE AVE.

DOWNTOWN RALEIGH



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# HISTORY

"RALEIGH WAS FOUNDED IN 1792 AS N.C.'S CAPITAL CITY. IT WAS NAMED FOR SIR WALTER RALEIGH, WHO ATTEMPTED TO ESTABLISH THE FIRST ENGLISH COLONY ON THE SHORES OF THE NEW WORLD IN THE 1580'S. IT IS THE ONLY STATE CAPITAL TO HAVE BEEN PLANNED AND ESTABLISHED BY A STATE AS THE SEAT OF GOVERNMENT. THE CITY'S FOUNDING FATHERS CALLED RALEIGH THE "CITY OF OAKS" AND DEDICATED THEMSELVES TO MAINTAINING THE AREA'S WOODED TRACTS AND GRASSY PARKS.



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## RALEIGH RECOGNIZED

/ 2023

#3 BEST BUSINESS CLIMATES (LARGE) IN THE US  
-BUSINESS FACILITIES

/ 2022

#2 THE SOUTH'S BEST CITIES ON THE RISE  
-SOUTHERN LIVING

/ 2022

#2 SPOT IN THE US TO BE A REMOTE WORKER  
-TRIANGLE BUSINESS JOURNAL

/ 2022

#3 AMERICA'S HAPPIEST CITIES  
-MEN'S HEALTH

/ 2022

#3 STEM JOB GROWTH INDEX  
-RCLCO

/ 2022

#4 50 BEST PLACES TO LIVE IN THE US  
-MONEY

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