



OFFICE/FLEX + LAND
FOR SALE

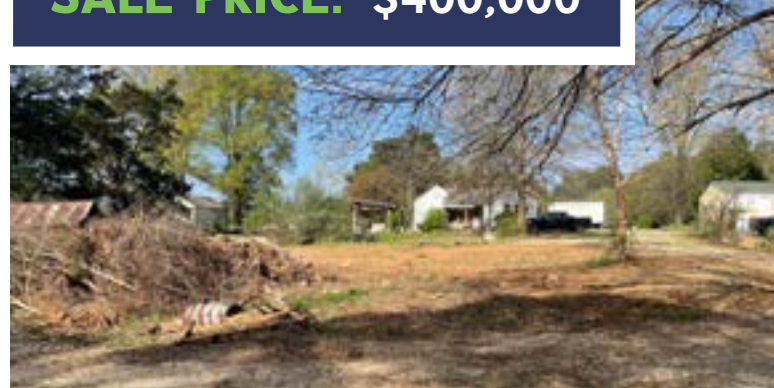
4137 S. Alston Ave.
Durham, NC 27713

1,024 SF FLEX BUILDING on 1.02 acres

- › Versatile standalone office/flex building situated on a spacious 1.02-acre lot
- › Located less than 1 mile from I-40 with immediate access to Hwy 55 for seamless regional commuting
- › Minutes from Research Triangle Park (RTP) and a quick 13-minute drive to Downtown Durham
- › Ideal for owner-occupant or investor
- › 1-acre lot provides redevelopment potential
- › Outdoor storage area in rear, not expressly permitted, limitations and special requirements apply
- › Flexible OI Zoning: Supports a wide array of uses including Medical, R&D, Educational Facilities, Care Centers, and Places of Worship



SALE PRICE: \$400,000



CONTACT

Zach Miller | 919.418.5449 | zmiller@trinity-partners.com
Garrett Lewis | 919.674.3677 | glewis@trinity-partners.com

**TRINITY
PARTNERS**

4137 S. Alston Ave.



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