



Approximately 1,536 SQ FT for Office or Institutional, and Business Service Uses.

**21 COMMERCIAL**

# CENTURY 21 COMMERCIAL®

## SALES TERMS



Sales Price \$749,000.00

Building offers 5 large offices with a reception area and kitchen/break-room. The high quality, well-lit offices and two ADA bathrooms are ideal for a small business.

Owner Parking lot with 5 spaces plus street parking. The office building near S Salem Street, and downtown Apex.

- **ADDRESS:** 108 Justice Heights St. Apex, NC 27502-2546, North Carolina | Wake County
- **PARCEL ID:** 0741.05-28-4866.000
- **ACREAGE:** ± 0.21 Acres
- **ZONING:** IO Zoning intended for office or institutional uses
- **UTILITIES:** Dominion Gas, City Water, Electric & Sewer
- **IMPROVEMENTS:** Renovated 2024, windows are original
- **PRICE:** \$749,000
- **SELLER:** Eugene and Victoria Yamnitsky  
Trustee



**SELLER/LANDLORD AGENT**  
**MARGUERITE GREENE**  
SVP COMMERCIAL,  
Century 21 Triangle Group  
**919 219-9312**  
[mgreene@marccom.com](mailto:mgreene@marccom.com)



**BUYER/TENANT AGENT**  
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## AN OVERVIEW

IO Zoning intended  
for office or  
institutional uses

1,536

Office or retail building

miles

**.7**

To Downtown Apex

**.21**

ACRE LOT

Year

# 2024

Renovated

minutes

21

To Research Triangle  
Park

City Water, City Electric, City Sewer &  
Dominion Gas



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# COMMERCIAL



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## BUILDING LEASE TERMS



Building Lease: \$3,584.00 Monthly  
Modified Gross lease

- 3 to 5 years term plus renewals
- \$28 psf Modified Gross Lease
- \$3,584.00 Monthly/\$43,008 Annual
- Tenant Responsible for all operational costs & maintenance
- Landlord Responsible for Roof & Structural
- 3% Annual Escalations
- Corporate Guarantee
- Financials Submitted for review



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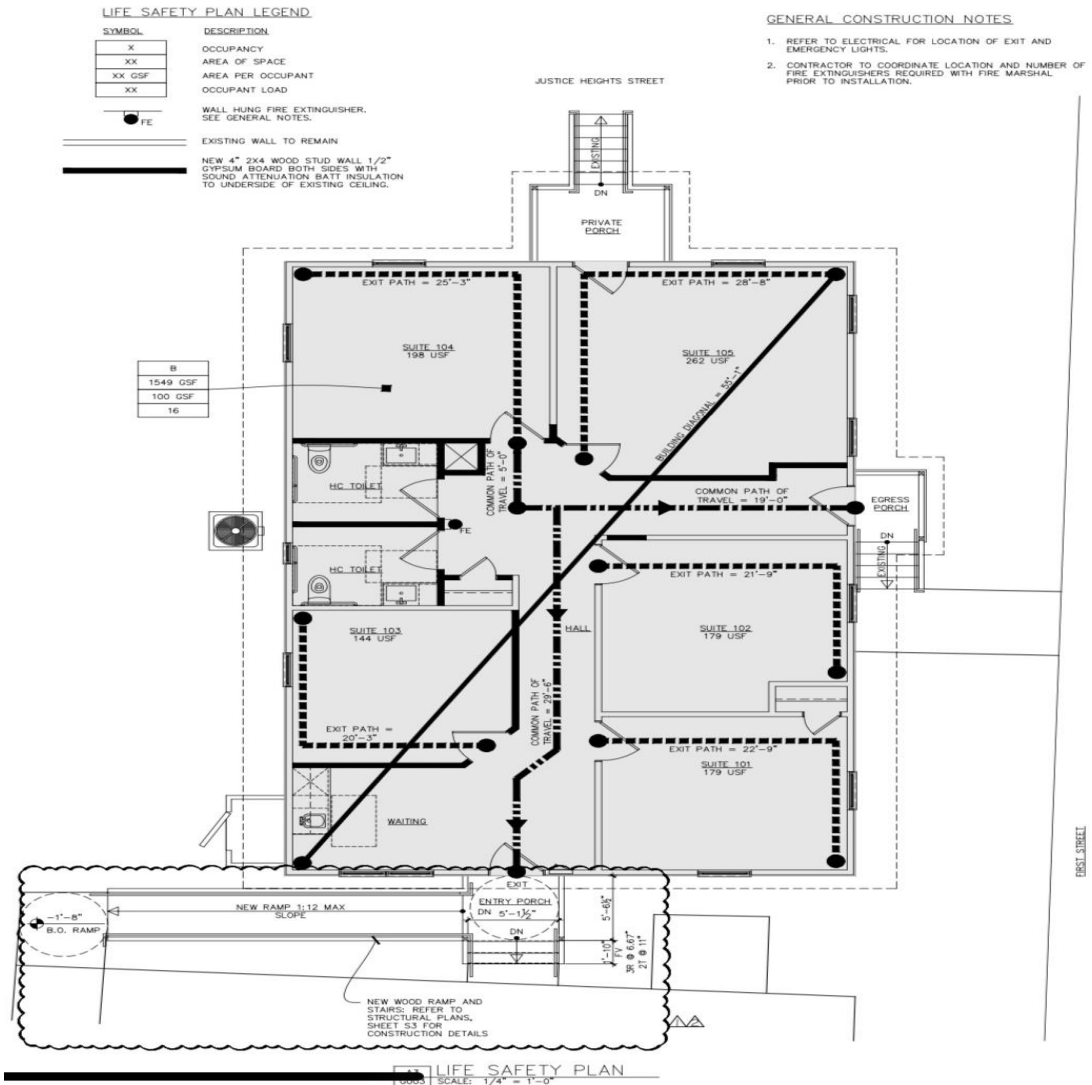


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## FLOOR PLAN



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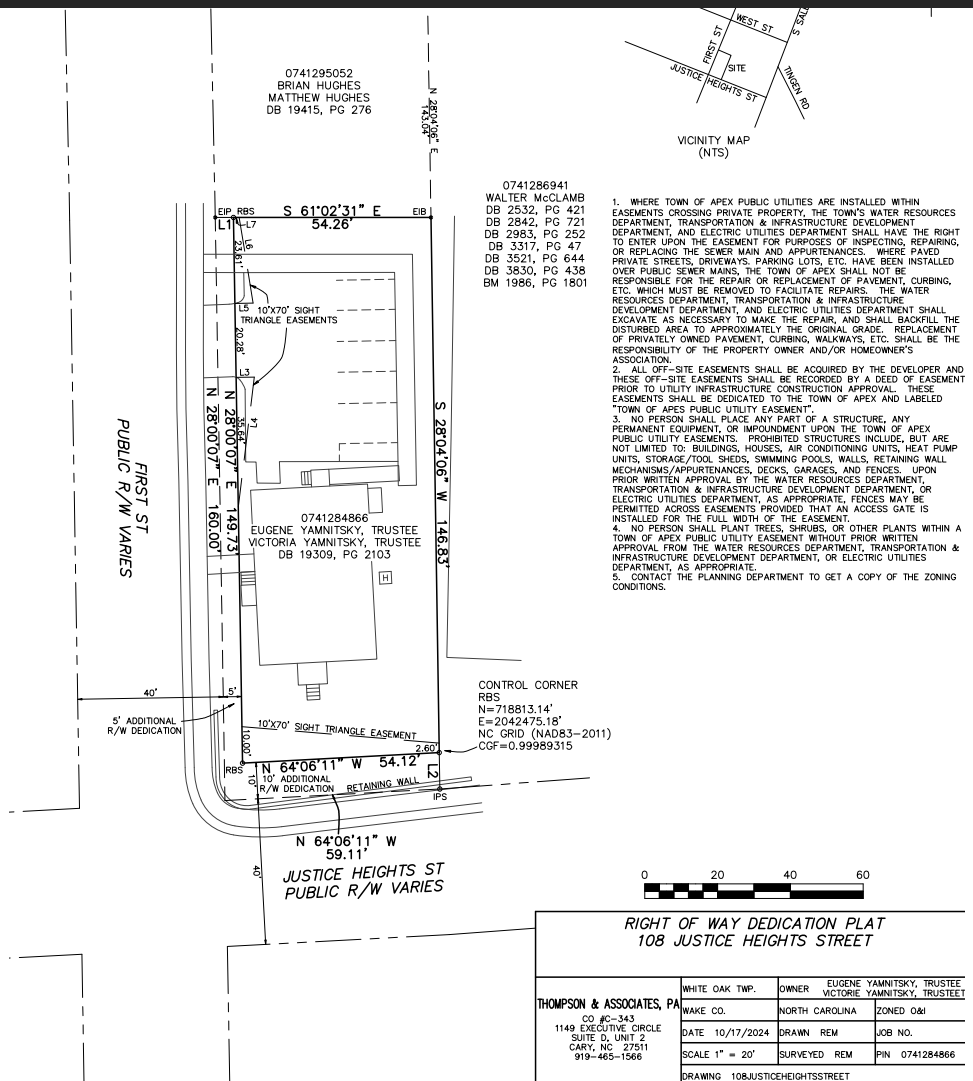
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## SITE MAP



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# CENTURY 21 COMMERCIAL®

## IO ZONING & UDO INFORMATION

### Town of Apex Jurisdiction

In the zoning district Official/Institutional

Use Section 4.2 in the [UDO Table](#) for the permitted uses.

The **IO Zoning District** is intended for office or institutional uses.

All the use categories listed in the Use Table are defined in Sec. 4.3 Use Classifications. If a use type is listed in Table 4.2.2 Use Table, that use type is allowed only within the districts indicated.

Approved uses include:

- Medical or dental office or clinic
- Medical or dental laboratory
- Office, business or professional
- Publishing office
- Barber and beauty shop
- Floral Shop
- Financial institution
- Government service
- School, public or private
- Vocational school
- Veterinary clinic or hospital
- Youth or day camps
- Radio and television recording studio

Town Contact Information:

Liz Loftin [Liz.Loftin@apexnc.org](mailto:Liz.Loftin@apexnc.org)



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PHOTOS





# CENTURY 21 COMMERCIAL.

## ABOUT FUQUAY-VARINA



**Located minutes to historic downtown of Apex in the heart of fast-growing and bustling Eastern Wake and beyond – Cary, Holly Springs, Fuquay-Varina, Pittsboro and Raleigh.**

The population of Apex has grown from 5,000 people in 1990 to more than 70,000 people today. There is a reason for this increase in population - in fact there are dozens of reasons. A strong regional economy, access to world-class healthcare, top-notch educational opportunities, a charming downtown, wonderful weather, and our welcoming and friendly residents.



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## DEMOGRAPHICS

### Demographics >>

	1 mile	3 miles
Population	10,253	62,370
Households	3,941	22,627
Median Age	40	40.20
Median HH Income	\$102,531	\$125,463
Daytime Employees	5,361	25,277
Population Growth '24 - '29	▲ 8.39%	▲ 8.36%
Household Growth '24 - '29	▲ 8.42%	▲ 8.39%

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Center Street	N Hughes St SE	5,600	2019	0.11 mi
Center St	N Hughes St SE	6,456	2022	0.14 mi
Hunter St	Grove St W	6,847	2022	0.19 mi
North Salem Street	North St N	9,425	2022	0.23 mi
S Salem St	Holleman St NE	8,413	2022	0.32 mi
N Salem St	Salem Towne Ct N	13,424	2022	0.33 mi
Laura Duncan Road	-	3,293	2022	0.38 mi
South Salem Street	W Moore St NE	9,227	2022	0.41 mi
W Williams St	Upchurch St SE	19,064	2022	0.56 mi
(Old Ten Ten Rd)	Culvert St W	9,092	2022	0.57 mi

Made with TrafficMetrix® Products



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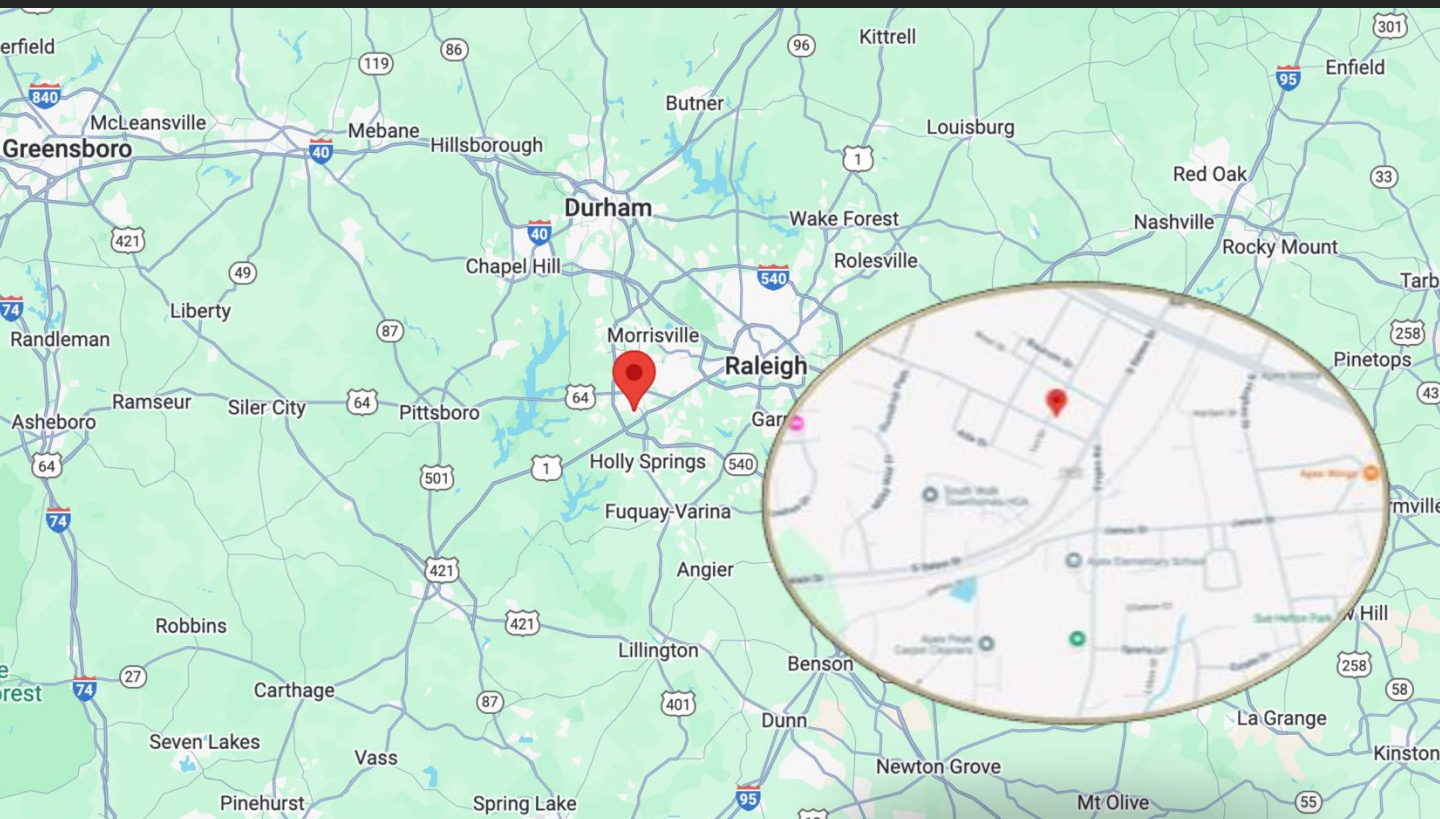
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## LOCATION



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This beautifully renovated Office building is located close to where citizens live, work and shop. It's located minutes from main arteries US-1, SR-64 and I-540.

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## NC DISCLOSURE:

### NC Disclosure Working with Real Estate Agents

When leasing, buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party.

This brochure addresses the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

### SELLER/LANDLORD

#### Seller/Landlord's Agent

If you are leasing real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

**Duties to Landlord:** The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

**Services and Compensation:** To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the tenant.

**Dual Agent:** You may even permit the listing firm and its agents to represent you and a tenant at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a tenant's agent with someone who wants to lease your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the tenant.

It may be difficult for a dual agent to advance the interests of both tenant and landlord. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, tenants and landlords can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the landlord and another agent represent the tenant. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a tenant's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the landlord (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

### BUYER/TENANTS

When leasing real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a tenant's agent). You may be willing for them to represent both you and the landlord at the same time (as a dual agent). Or you may agree to let them represent only the landlord (landlord's agent or sub agent). Some agents will offer you a choice of these services. Others may not.



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## Buyer/Tenant's Agent

**Duties to Tenant:** If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your tenant's agent, you should avoid telling the agent anything you would not want a landlord to know.

**Unwritten Agreements:** To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a tenant's agent without a written agreement. But if you decide to make an offer to lease a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

**Services and Compensation:** Whether you have a written agreement or unwritten agreement, a tenant's agent will perform several services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the landlord.

A tenant's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the Landlord or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your tenant's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

**Dual Agent:** You may permit an agent or firm to represent you and the landlord at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your tenant's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your tenant's agent will ask you to amend the tenant agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the landlord. It may be difficult to for a dual agent to advance the interests of both the tenant and landlord. Nevertheless, a dual agent must treat tenants and landlords fairly and equally. Although the dual agent owes them the same duties, tenants and landlords can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the landlord and another agent represents the tenant. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

## Landlord's Agent Working With a Tenant

If the real estate agent or firm that you contact does not offer tenant agency or you do not want them to act as your tenant agent, you can still work with the firm and its agents. However, they will be acting as the landlord's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a tenant's agent. The agent must be fair with you and provide with any "material facts" (such as a leaky roof) about properties.

But remember, the agent represents the landlord - not you - and therefore must try to obtain for the landlord the best possible price and terms for the landlord's property. Furthermore, a landlord's agent is required to give the landlord any information about you (even personal, financial or confidential information) that would help the landlord in the lease of his or her property. Agents must tell you in writing if they are Landlord's agents before you say anything that can help the landlord. But until you are sure that an agent is not a landlord's agent, you should avoid saying anything you do not want a landlord to know.

Landlord's agents are compensated by the Landlord.



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