



Income-Producing Office Building 8,068 SF North Raleigh

701 Mutual Court, Raleigh, NC 27615



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701 Mutual Ct

\$3,600,000

Prime Commercial Offering: Entire Building For Sale | 701 Mutual Court, Raleigh, NC Explore a rare ownership opportunity in the heart of North Raleigh. The entire 2-story, 8,068 sq. ft. building is for sale, offering immediate income plus upside through leasing and build-out of the vacant space. Demographics: 68,972 Residents within a 3-mile radius, 31,015 households within a 3-mile radius, \$401,515 Median Home Value within a 2-mile radius.

- Entire 8,068 SF Office Building For Sale | Income + Upside
- Excellent Road Frontage and Visibility along Strickland & Falls Of Neuse Road
- Close to Major Highways, Amenities, and Growth Corridors
- Immediate Cash Flow with Strong Leasing Upside - Or End Use Potential
- Fully Leased 1st Floor + Vacant 2nd Floor Value-Add
- North Raleigh Office Asset | Elevator | Prime Location



Price: \$3,600,000

Property Type: Office

Building Class: B

Sale Type: Investment or Owner User

Lot Size: 1.79 AC

Gross Building Area: 8,068 SF

Leased Building Area: 4,034 SF

No. Stories: 2

Year Built: 2016

Tenancy: Multi

Parking Ratio: 3.22/1,000 SF

Zoning Description: OX-4

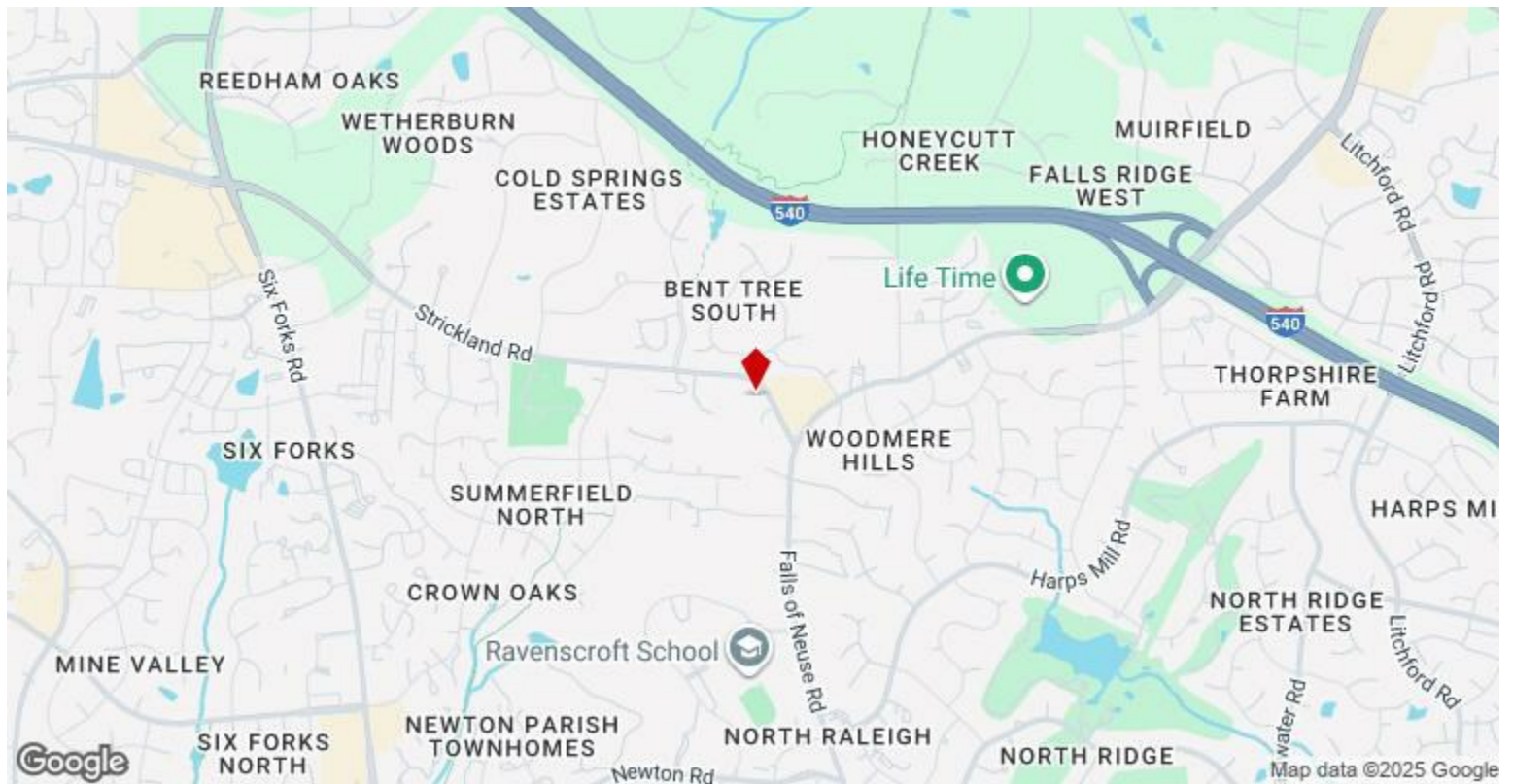
APN / Parcel ID: 1708.20-90-8294-000

Cross Streets: Strickland Road + Falls Of Neuse

Median Household Value 2-Mile Radius: \$401,515

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Alpha Male Wellness	4,034	2030



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Property Photos



Interior Photo 1st Floor



ESTIMATED AREAS
GLA FLOOR 1: 3898 sq. ft. EXCLUDED AREAS 136 sq. ft.
Total GLA 3898 sq. ft. total area 4034 sq. ft.
Measurements Are Calculated Per NRSR Guidelines And Area 2765-2021

Property Photos



Not To Exact Scale, Dimensions Are Approximate. For Illustration Purposes Only.



Exterior Photo

Property Photos



Building Photo



Building Photo

Property Photos



Property Photos



Exterior Photo



Exterior Photo

Property Photos



Exterior Photo



Building Photo

Property Photos



Exterior Photo



Building Photo

Property Photos



Property Photos



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Building Photo



Interior Photo 1st Floor

Property Photos



Property Photos



Interior Photo 1st Floor



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Interior Photo 1st Floor

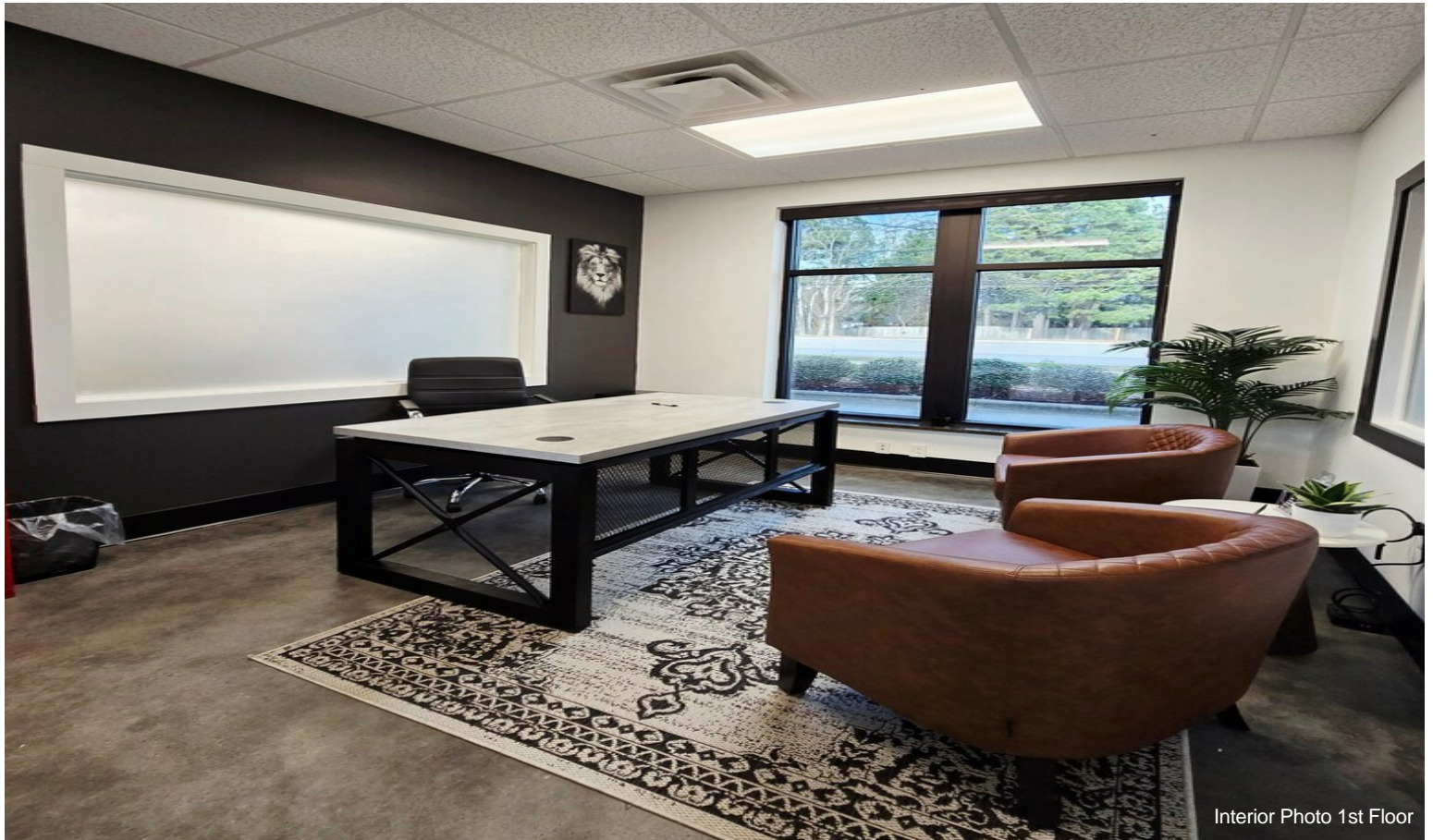


Interior Photo 1st Floor

Property Photos



Property Photos



Property Photos



Interior Photo 1st Floor



Interior Photo 1st Floor

Property Photos



Interior Photo



Interior Photo 2nd Floor

Property Photos



Interior Photo 2nd Floor



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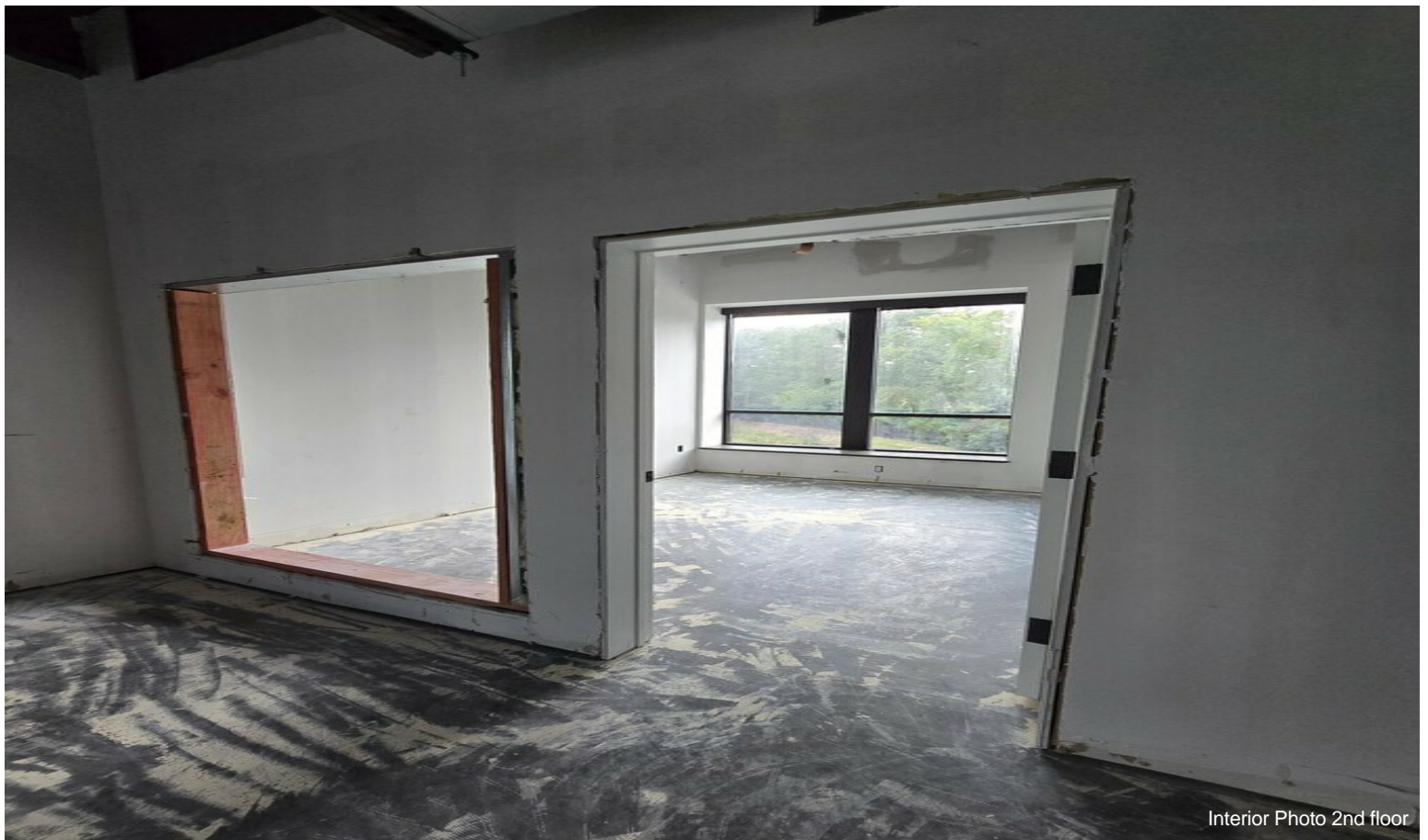


Interior Photo 2nd floor



Interior Photo 2nd floor

Property Photos



Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor

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Building Photo



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Exterior Photo

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