

**Rare Opportunity!  
Professional Free Standing  
Office Building in Prime  
Raleigh Location**



**3950 Blue Ridge Road Raleigh, NC 27612**

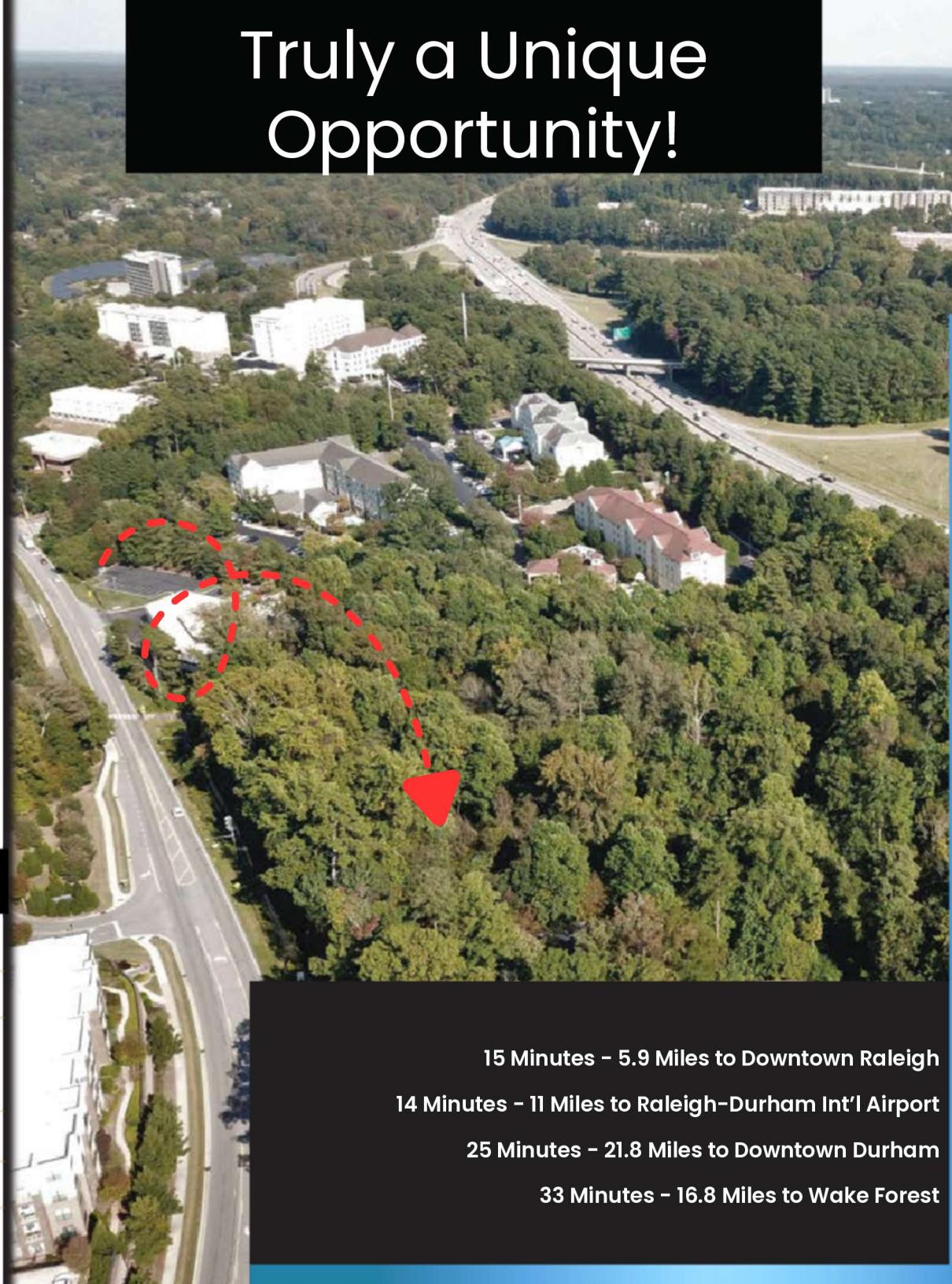
## KEY HIGHLIGHTS

- 1.07-acre lot backing to the Raleigh Greenway
- Fully renovated in 2021
- Two ±1,200 SF office suites
- Four offices, reception, kitchenette & half bath per suite
- LVP flooring throughout
- Interior connection door for single or dual-suite use
- 10' x 44' rear deck with wooded & greenway views
- New roof & additional HVAC (2021)
- 9 on-site parking spaces
- Abundant natural light
- Prime location with privacy off Blue Ridge Road
- One suite leased with owner-user flexibility

## PROPERTY HIGHLIGHTS

<b>Sale Price</b>	\$900,000
<b>Lot Size</b>	1.07 Acres
<b>Building Size</b>	1-Story 2,463 sqft
<b>Parking Spaces</b>	9
<b>Year Built</b>	1996
<b>Zoning</b>	OX-3

# Truly a Unique Opportunity!

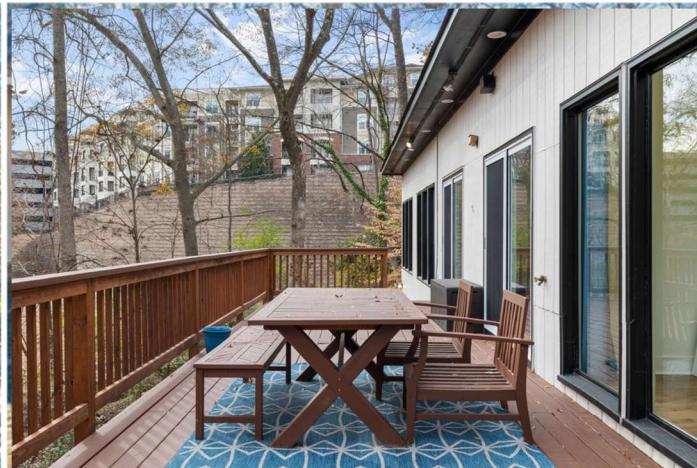


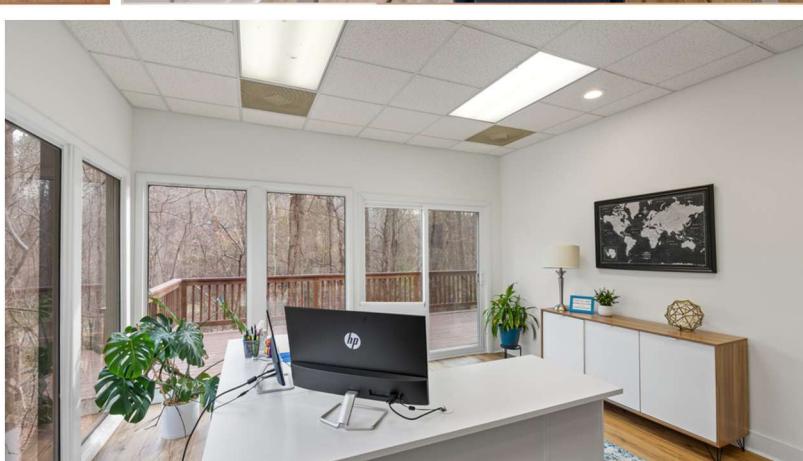
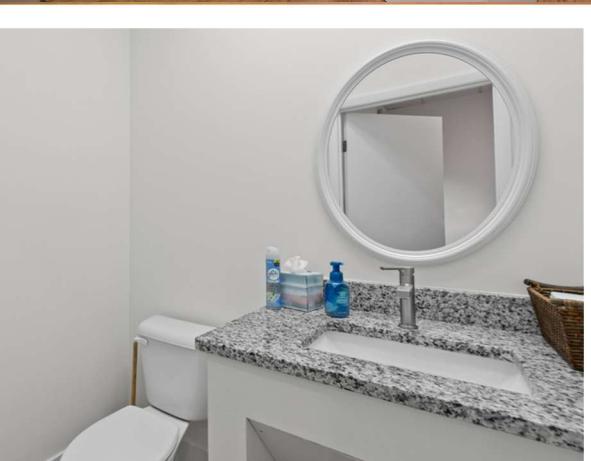
15 Minutes - 5.9 Miles to Downtown Raleigh

14 Minutes - 11 Miles to Raleigh-Durham Int'l Airport

25 Minutes - 21.8 Miles to Downtown Durham

33 Minutes - 16.8 Miles to Wake Forest







# FLOOR PLAN

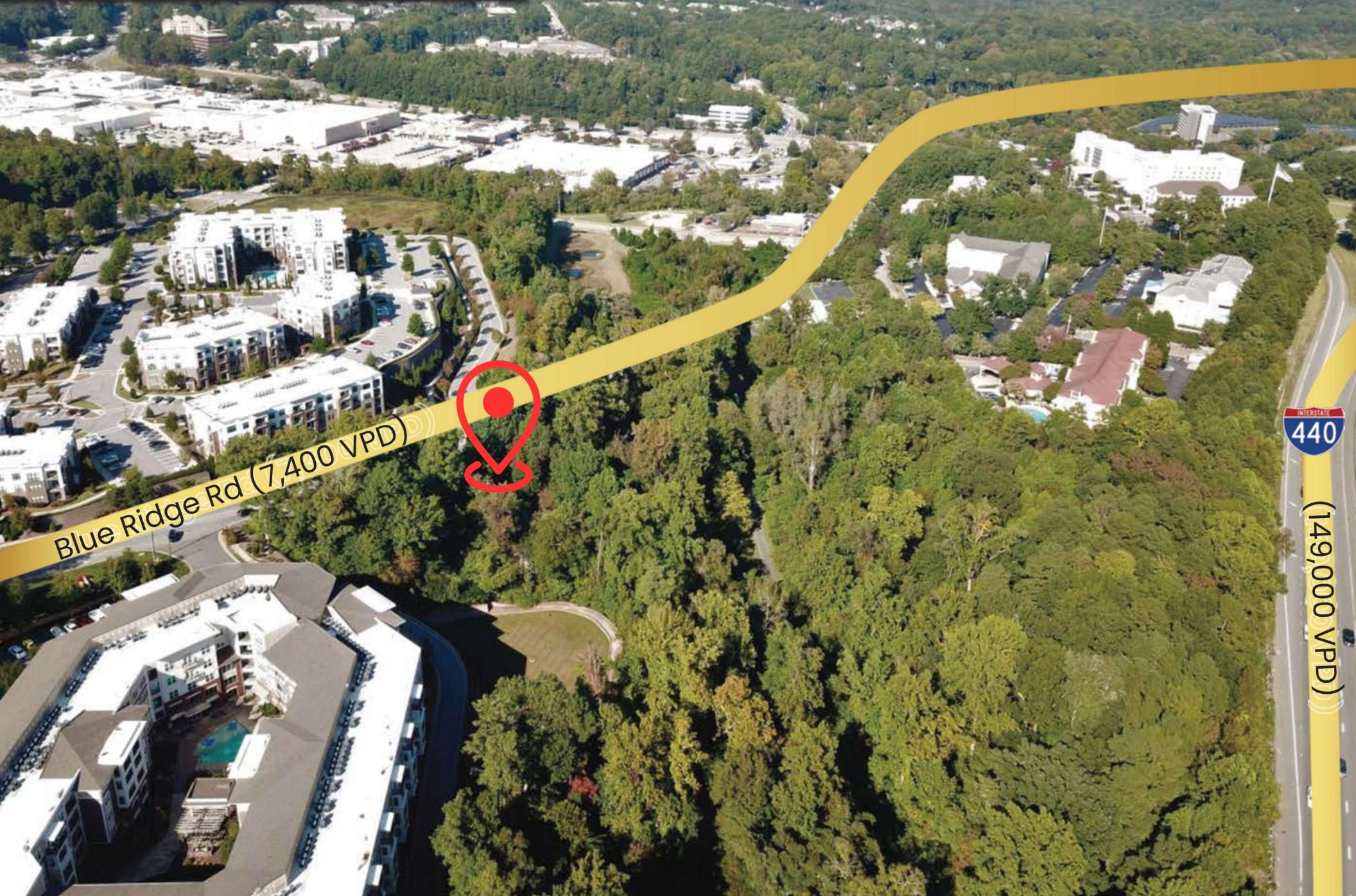


**Total GLA: 2463 sq. ft | Total: 3418 sq. ft**  
1st floor: 2463 sq. ft (Excluded areas 669 sq. ft)  
Basement: 0 sq. ft (Excluded areas 286 sq. ft)

AERIAL LOOKING NORTHWEST



# AERIAL LOOKING NORTHWEST



AERIAL LOOKING SOUTH



Blue Ridge Rd (7,400 VPD)

