

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



3950 Blue Ridge Road Raleigh, NC 27612

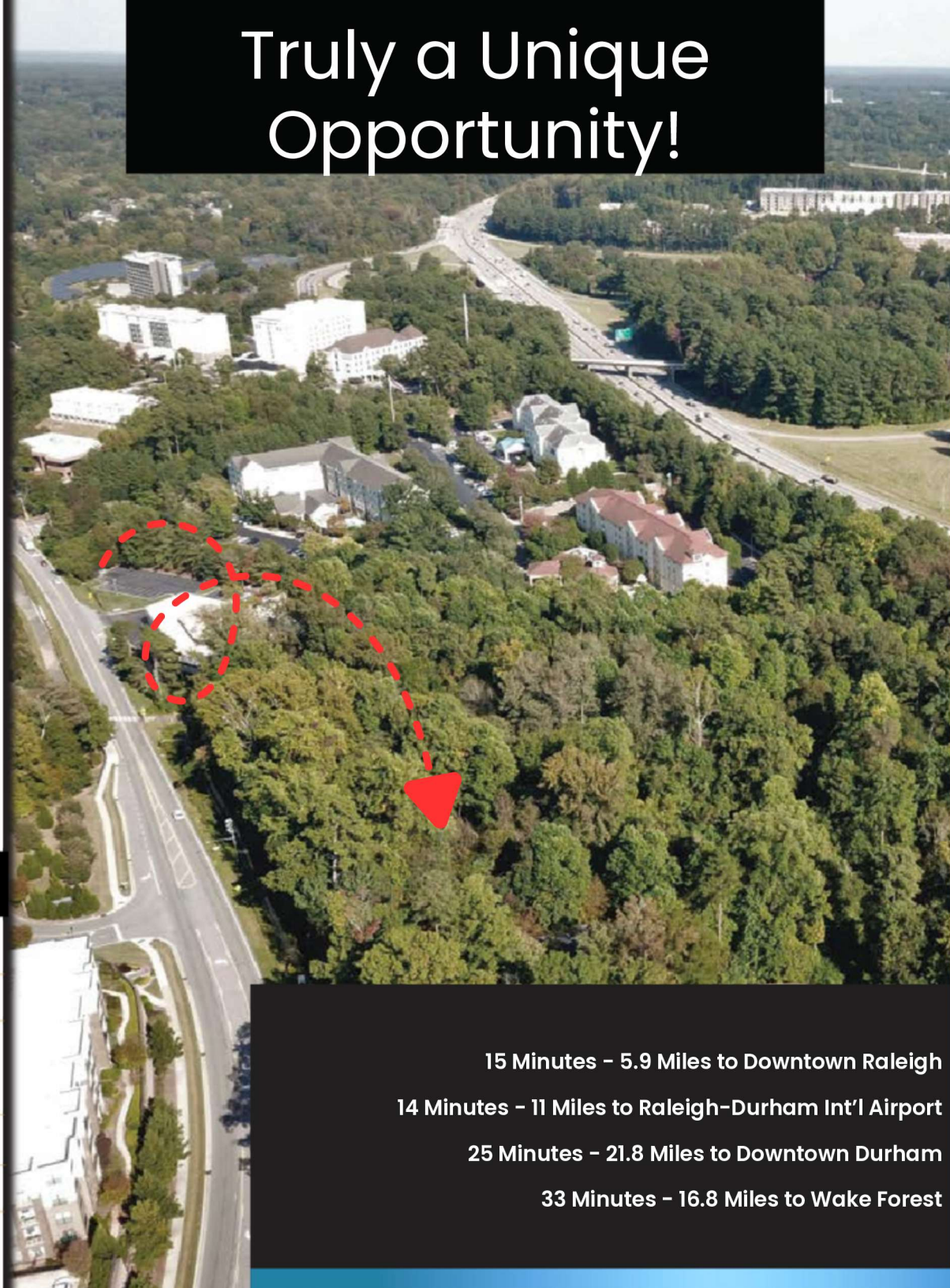
KEY HIGHLIGHTS

- 1.07-acre lot backing to the Raleigh Greenway
- Fully renovated in 2021
- Two \pm 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

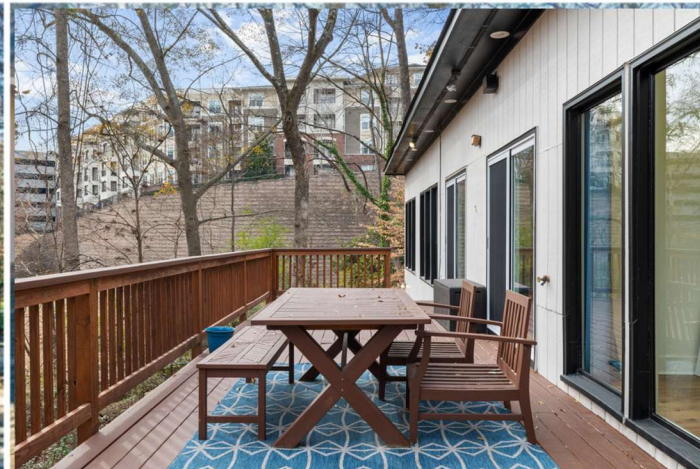
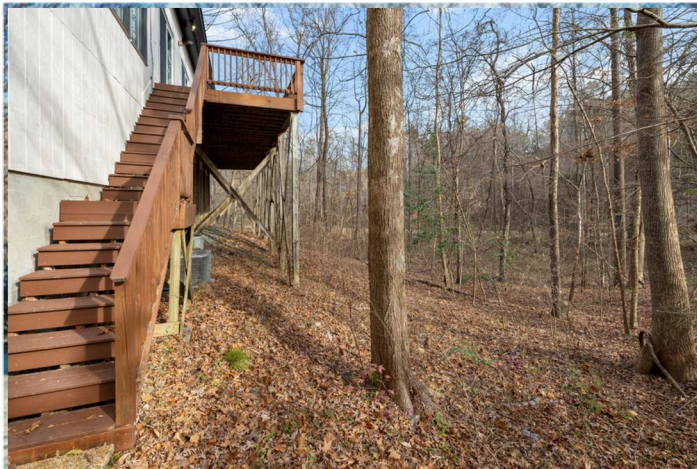
PROPERTY HIGHLIGHTS

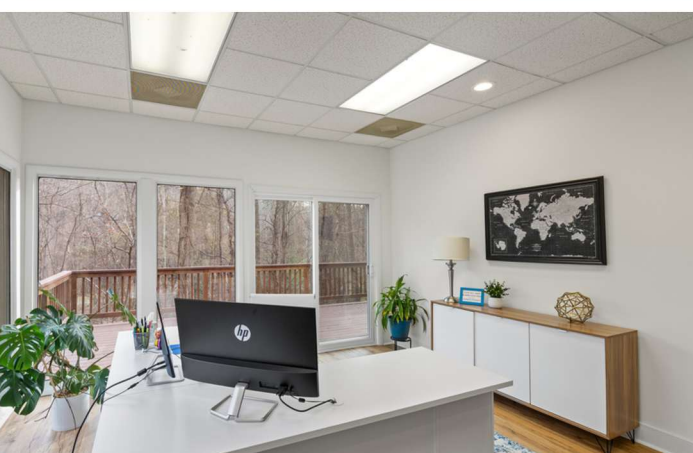
Sale Price	\$900,000
Lot Size	1.07 Acres
Building Size	1-Story 2,463 sqft
Parking Spaces	9
Year Built	1996
Zoning	OX-3

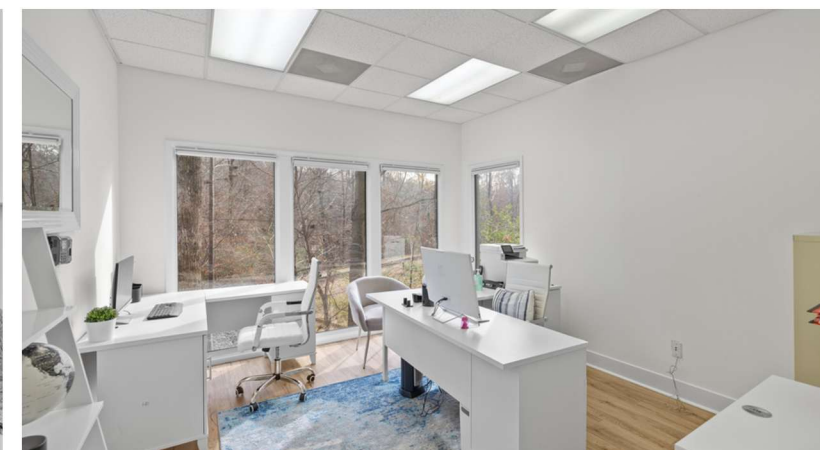
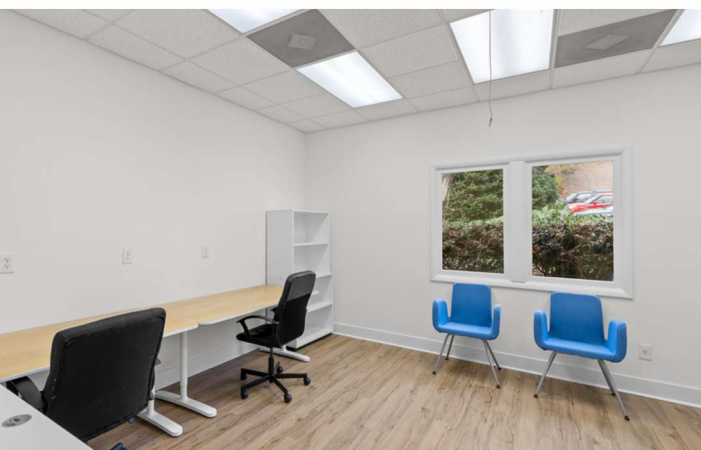
Truly a Unique Opportunity!



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)

COMPLIES WITH ANSI STANDARDS. APPROXIMATE DIMENSIONS. DRAWING NOT TO SCALE.

AERIAL LOOKING NORTHWEST



Blue Ridge Rd (7,400 VPD)

INTERSTATE
440

(149,000 VPD)

AERIAL LOOKING NORTHWEST



Blue Ridge Rd (7,400 VPD)

INTERSTATE
440

(149,000 VPD)

AERIAL LOOKING SOUTH



Blue Ridge Rd (7,400 VPD)

