

Freestanding Building For Sale

2 2 0 0

NEW BERN AVE

Raleigh, NC 27610

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# PROPERTY DESCRIPTION

## 2200 NEW BERN AVENUE

### BUILDING FOR SALE

#### Asking Price

\$2,800,000

#### Size

± 7,433 SF

± 0.85 Acres

#### Details

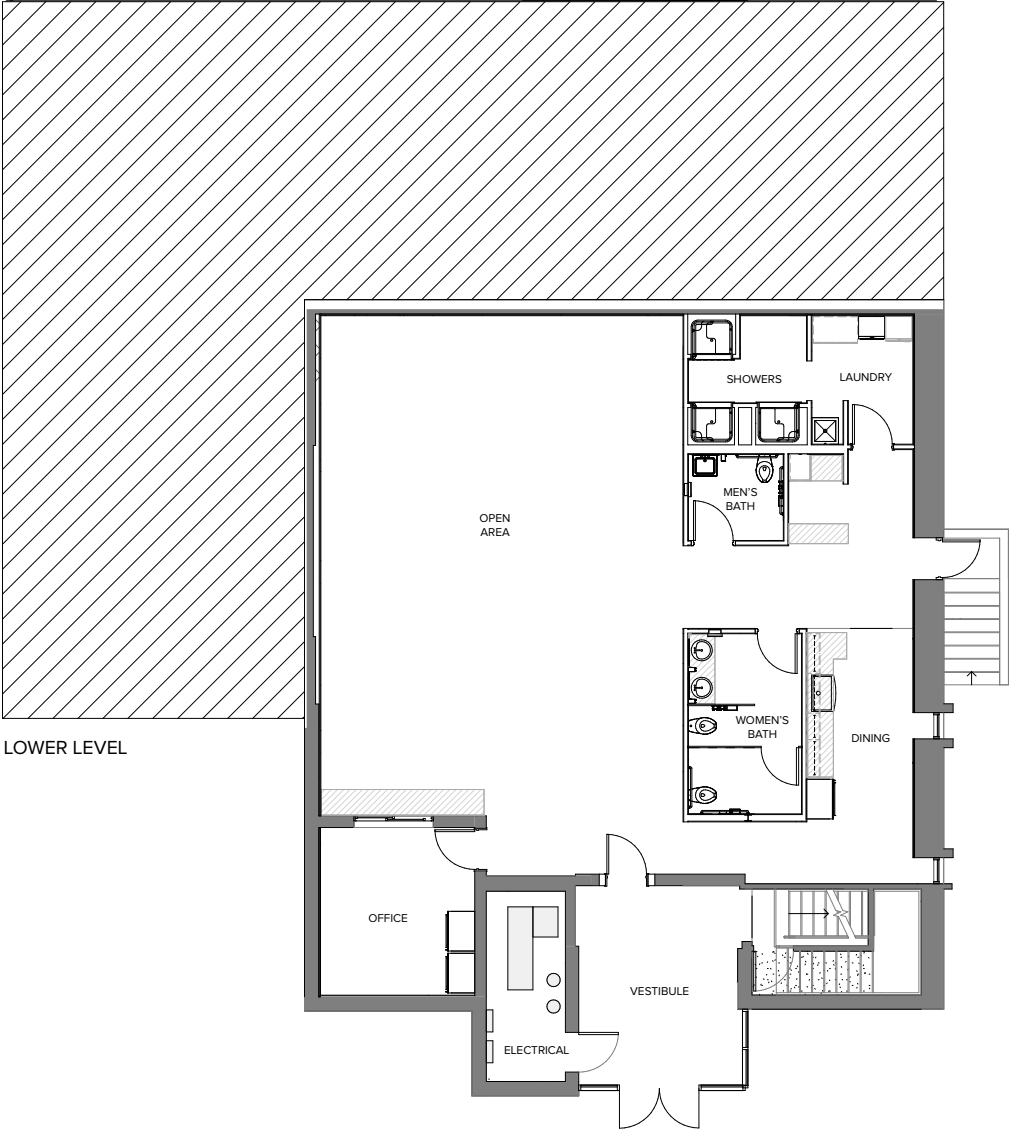
- Current home to the Women's Center of Wake County (WCWC)
- Building extensively renovated in 2022 including new electrical, plumbing, and HVAC.
- Self-contained parking with 30 existing spaces, newly re-paved
- OX-5 Zoning: Office-mixed use with 5 story maximum height
- Immediately adjacent to Alama Drafthouse Cinema, Longview Shopping Center and Raleigh County Club
- Traffic counts over 20,000 per day on New Bern Avenue
- New Bern Avenue Improvement plan including BRT (Bus Rapid Transit) to commence 2025
- 1 mile to WakeMed Raleigh Campus (Wake County's #3 largest employer)
- 1.5 miles to I-440 Beltline

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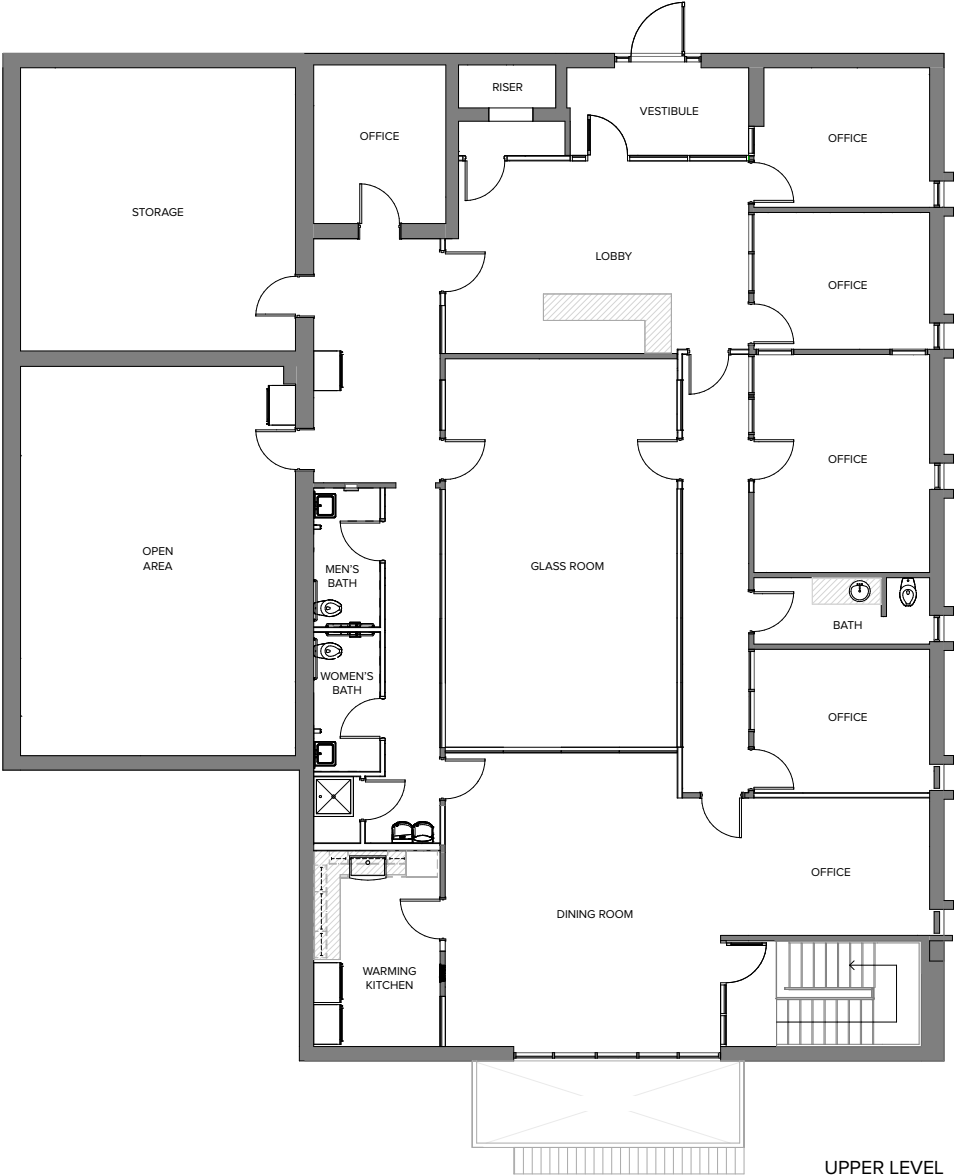


# LAYOUT

2200 NEW BERN AVENUE



LOWER LEVEL



UPPER LEVEL

L O D E N



# PROPERTY PHOTOS

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**2200 NEW BERN AVENUE**





# SITE OVERVIEW

2200 NEW BERN AVENUE



Longview  
Shopping  
Center

LODEN