

# 1513 N MAIN STREET

FUQUAY-VARINA, NC

**FOR SALE**



**RCR**  
RALEIGH WILMINGTON

# PROPERTY DETAILS

Address	1513 N Main Street Fuquay-Varina, NC
Sale Price	Call for Pricing
Availability	2,513 SF
Year Built	1946, renovated 2021
Acres	0.82
Signage	Potential signage on N Main Street
Roof and/or HVAC information	2021 roof, 2021 HVAC
Zoning	CC-CZD
Configuration	Three existing offices, large reception area, full kitchen, patio
Traffic Count	~28,800 Vehicles Per Day



1513 N Main Street presents a rare opportunity for professional users to own a beautifully maintained office property in the heart of Fuquay-Varina. Located along the main corridor and less than two miles from downtown, the property blends residential charm with commercial

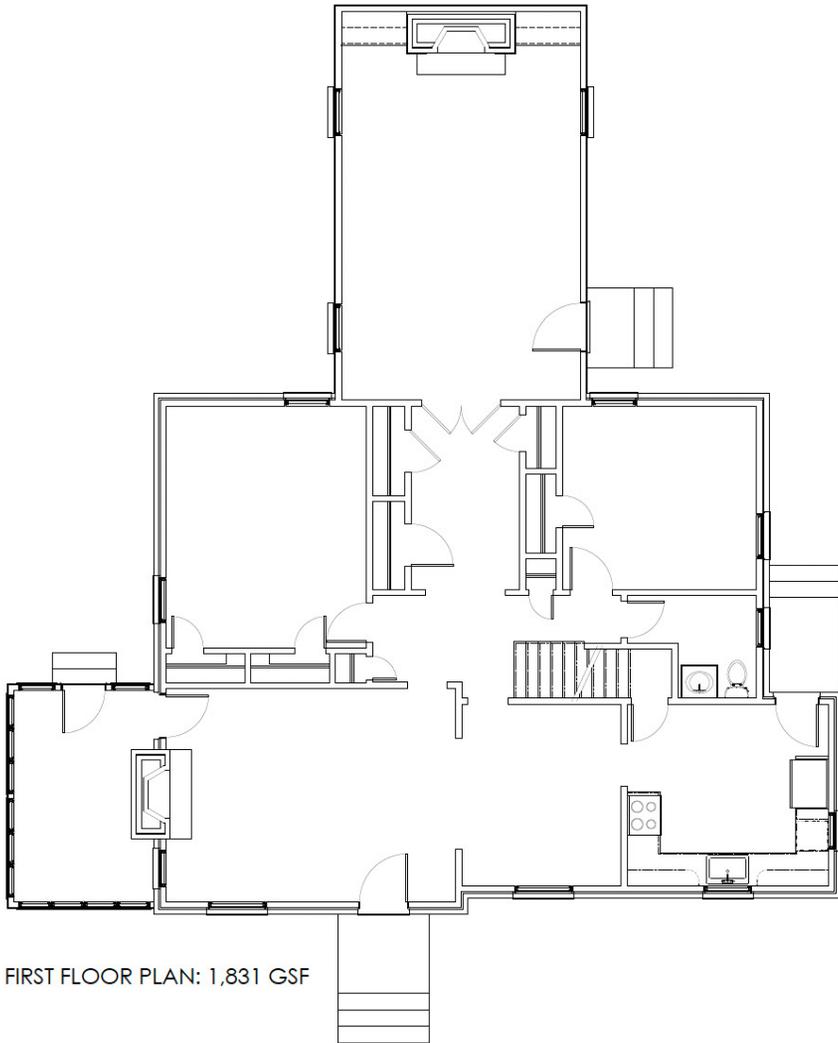
functionality, offering a warm and welcoming environment ideal for law firms, CPAs, financial advisors, or similar professional users. The ±0.82-acre site includes ample parking, a horseshoe concrete driveway, a large backyard, and an 800 SF storage building with electricity—delivering both practicality and versatility in one of the Triangle’s fastest-growing communities.

The building has been thoughtfully updated while preserving its character, featuring original hardwood floors, a sunroom, and two full masonry fireplaces with new chimney caps and natural gas logs (inspected 2021). Recent improvements include Renewal by Andersen windows (2021), upgraded plumbing (2021), and a new HVAC system (2021). Additional highlights include interior and exterior basement access, brick and Masonite exterior construction, landscaped grounds with mature oaks, dogwoods, magnolia, azalea, and camellia, and a brick patio with a natural gas hookup for grilling. The property is served by city water and sewer.

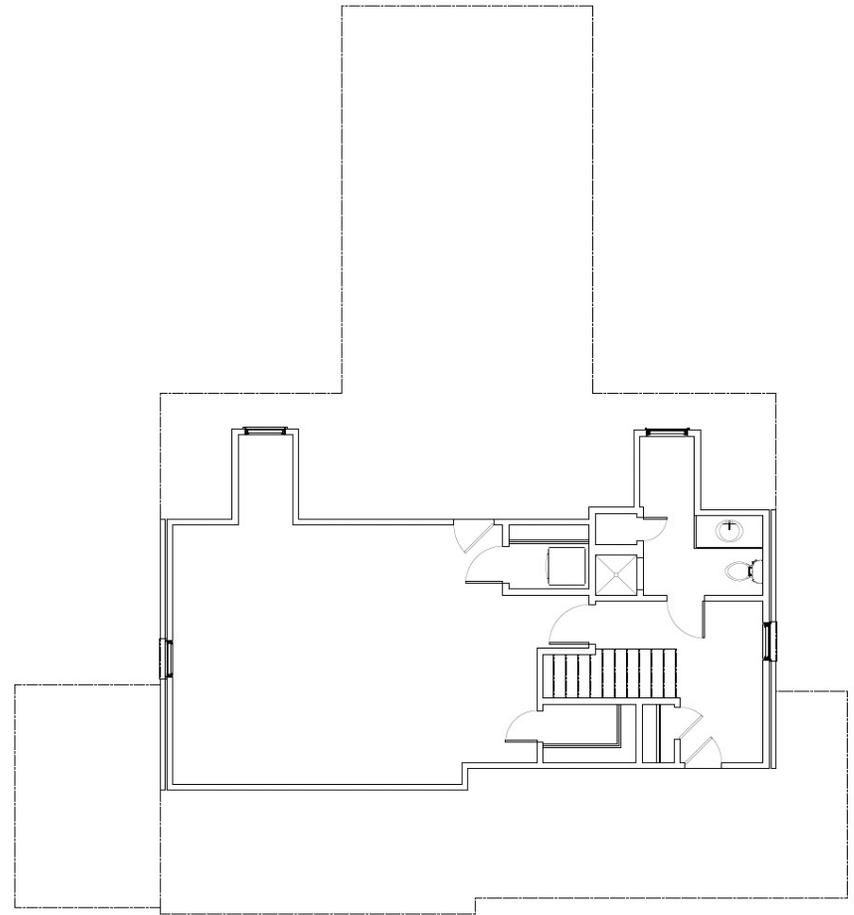
# FLOOR PLAN



[CLICK FOR VIRTUAL TOUR](#)

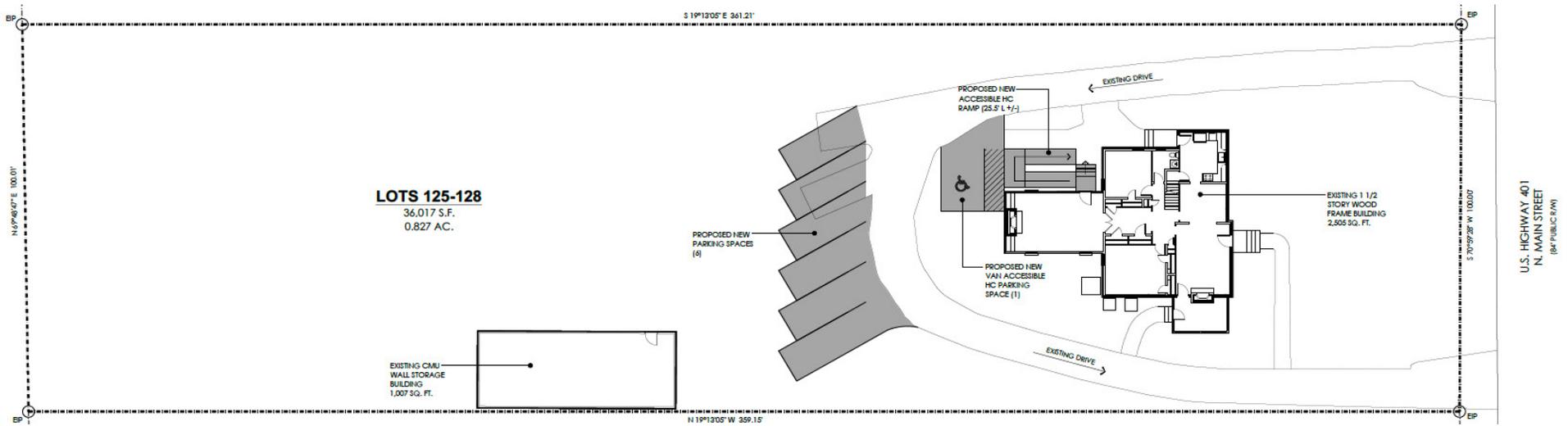


FIRST FLOOR PLAN: 1,831 GSF



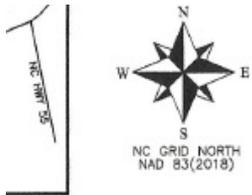
SECOND FLOOR PLAN: 674 GSF

# PROPOSED SITE PLAN



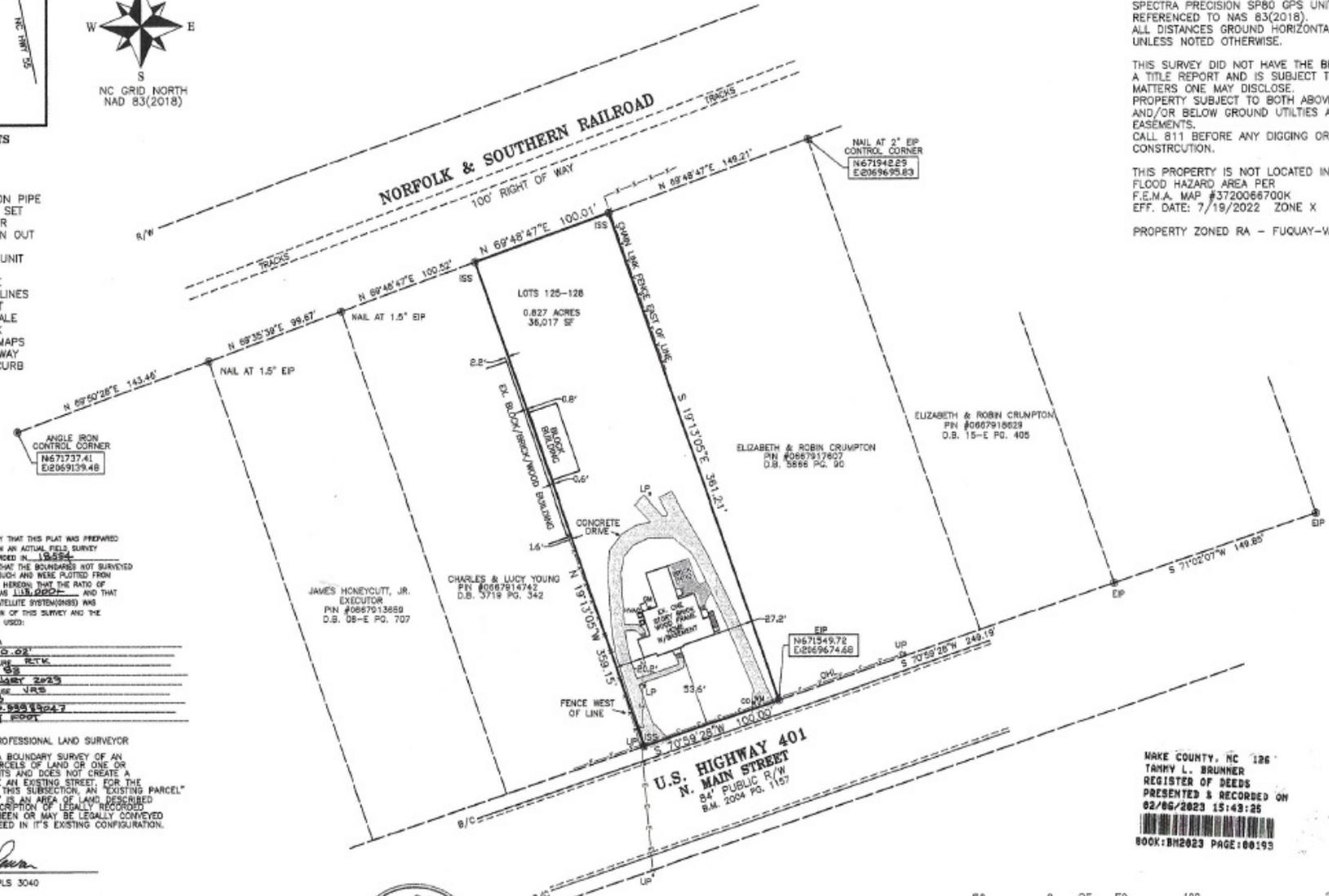






TS

ON PIPE  
: SET  
ER  
WN OUT  
UNIT  
E  
LINES  
IT  
ALE  
K  
MAPS  
WAY  
CURB



AREA BY COORDINATES  
NC GRID COORDINATES OBTAINED USING A  
SPECTRA PRECISION SP80 GPS UNIT,  
REFERENCED TO NAD 83(2018).  
ALL DISTANCES GROUND HORIZONTAL  
UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF  
A TITLE REPORT AND IS SUBJECT TO ANY  
MATTERS ONE MAY DISCLOSE.  
PROPERTY SUBJECT TO BOTH ABOVE  
AND/OR BELOW GROUND UTILITIES AND/OR  
EASEMENTS.  
CALL 811 BEFORE ANY DIGGING OR  
CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED IN A  
FLOOD HAZARD AREA PER  
F.E.M.A. MAP #3720066700K  
EFF. DATE: 7/19/2022 ZONE X  
PROPERTY ZONED RA - FUQUAY-VARINA

PLAT THAT THIS PLAT WAS PREPARED  
IN AN ACTUAL FIELD SURVEY  
MADE IN 1954  
THAT THE BOUNDARIES NOT SURVEYED  
SHOWN AND WERE PLOTTED FROM  
A RECORD THAT THE RATIO OF  
HAB 113,2027 AND THAT  
INTELLIGENT SYSTEMS HAS  
ON OF THIS SURVEY AND THE  
S USED:

A	0.02'
NAME	RETRK
1.00'	
MAKER	2023
USE	JRS
8.558.13047	
1.1001	

PROFESSIONAL LAND SURVEYOR  
A BOUNDARY SURVEY OF AN  
UNCELS OF LAND OR ONE OR  
MITS AND DOES NOT CREATE A  
E AN EXISTING STREET, FOR THE  
THIS SUBSECTION, AN "EXISTING PARCEL"  
IT IS AN AREA OF LAND DESCRIBED  
SCRIPTION OF LEGALLY RECORDED  
BEEN OR MAY BE LEGALLY CONVEYED  
NEED IN IT'S EXISTING CONFIGURATION.

*[Signature]*  
PLS 3040

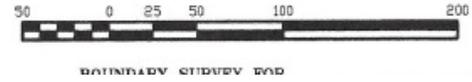
ERTIFY THAT THIS PLAT WAS DRAWN UNDER  
AN ACTUAL SURVEY MADE UNDER MY  
X 1954 PAGE 640 MAP # 1942 PAGE 160  
NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES  
ION FOUND IN BOOK 25 PAGE 240921  
ECTION OR POSITIONAL ACCURACY AS CALCULATED IS  
- THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH  
DED, WITNESS MY ORIGINAL SIGNATURE.  
SEAL 345 6th DAY OF FEBRUARY, A.D. 2023

*[Signature]*  
NR, NCPLS - 3040



U.S. HIGHWAY 401  
N. MAIN STREET  
84' PUBLIC R/W  
B.M. 2004 PG. 1157

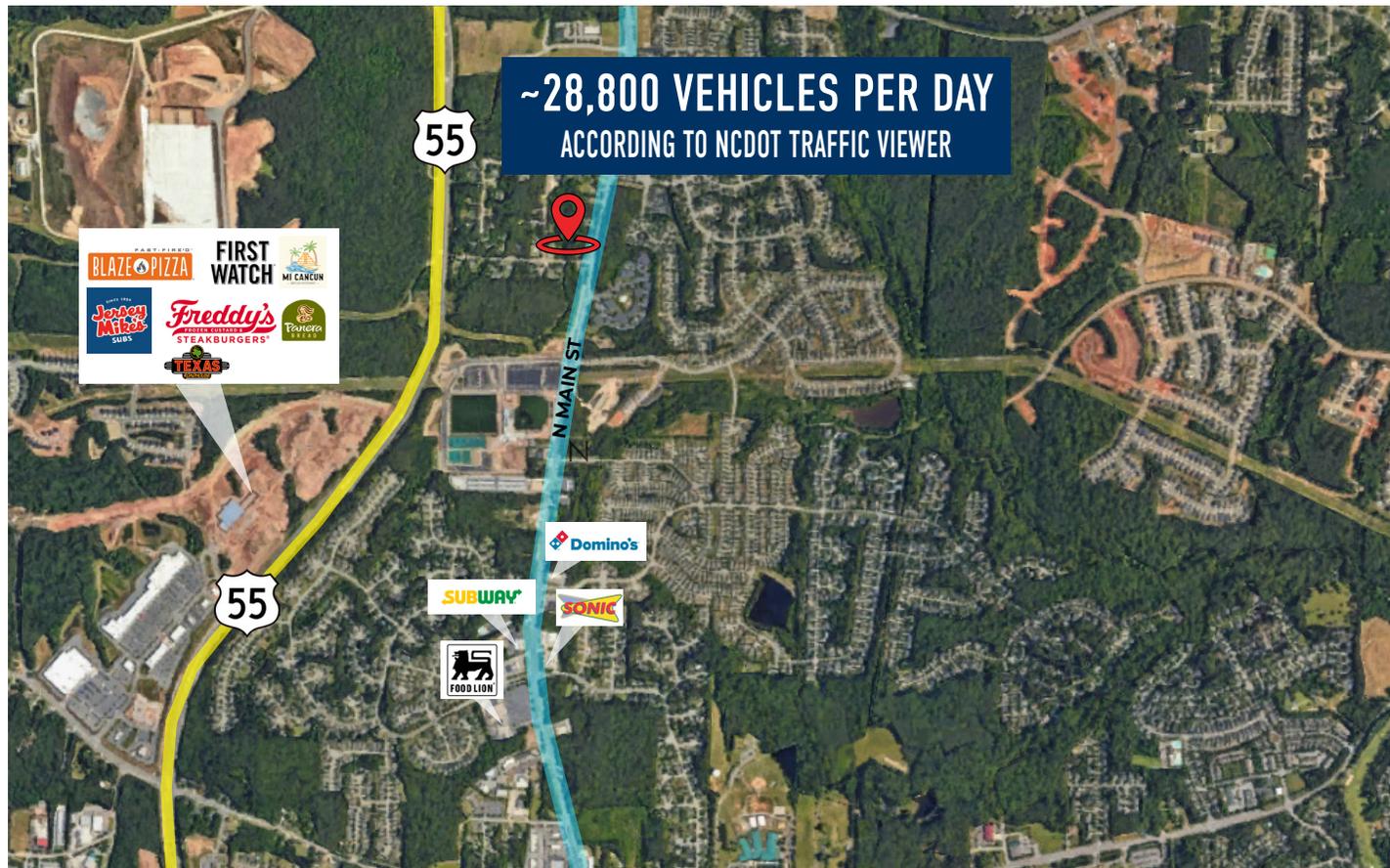
BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 552-9813  
FAX # (919) 557-2255



WAKE COUNTY, NC 126  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/06/2023 15:43:25  
BOOK: BH2023 PAGE: 00193

IN BOOK OF MAPS 2023 PAGE 193 WAKE COUNTY REG.

# LOCATION OVERVIEW





Nick Kasprzak, CCIM  
Vice President  
(984) 202-0066

[nkasprzak@richcommercialrealty.com](mailto:nkasprzak@richcommercialrealty.com)

**DISCLAIMER:**

While we have made every attempt to ensure that the information contained herein is accurate, Rich Commercial Realty, LLC ("RCR") is not responsible for any errors or omissions, or for the results obtained from the use of this information. All information provided herein is provided with no guarantee of completeness, accuracy, or timeliness, and without warranty of any kind, express or implied, including, but not limited to warranties of performance, merchantability, and fitness for a particular purpose. We strongly recommend you and/or your advisory team perform a thorough review of the included property to determine its compatibility with your real estate goals and specifications. In no event will RCR, its partners, agents, or employees be liable to you or anyone else for any decision made or action taken in reliance on the information herein.



Call Our Office  
919.821.7880



Visit Our Website  
[richcommercialrealty.com](http://richcommercialrealty.com)



Follow RCR on LinkedIn  
[www.linkedin.com/company/  
2514132/admin/feed/posts/](https://www.linkedin.com/company/2514132/admin/feed/posts/)



**Raleigh, NC**  
3840 Ed Drive, Suite 108  
Raleigh, NC 27612

**Wilmington, NC**  
P.O. Box 15004  
Wilmington, NC 28412