

29 CONDOS

LAND FOR SALE - URBAN INFILL/COMMERCIAL OPPORTUNITY

602 & 606 N Mangum Street 819 Cleveland Street

Durham, NC 27701

133 APARTMENTS

7 TOWNHOMES

ARRAY DURHAM
18 CONDOS

MANGUM FLATS
22 CONDOS

11 TOWNHOMES

AURA 509
182 APARTMENTS

MANGUM 506
22 CONDOS

N MANGUM ST

CLEVELAND ST

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

Property Features

602 & 606 N MANGUM ST & 819 CLEVELAND ST
DURHAM, NC 27701



- » Three parcels totaling 1.04 acres with frontage on North Mangum Street and Cleveland Street.
- » Located within a short walk of the Durham Bulls Athletic Park, American Tobacco Campus, Durham Performing Arts Center, the Carolina Theatre, and Durham Central Park.
- » 6,528 SF fully-conditioned building with parking on site. Built in 1970; roof replaced in last 10 years old. Current land use for 602 & 606 N Mangum is commercial, retail services, and parking lots surface.
- » North Mangum Street is a two-lane, one-way southbound road that connects to the Durham Freeway (NC 147).
- » Several new mid-rise apartments, townhomes, and condo developments in the neighborhood.
- » Permitted uses in DD-S2 include multifamily, condominium, townhome, office, medical office, retail and restaurant with building height up to 35' or 50' with a special use permit. RS-M permits multifamily.

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|--------------------|--|
| ADDRESS | 602 & 606 N Mangum Street and 819 Cleveland Street, Durham, NC 27701 |
| ACRES | 1.04 acres |
| GIS PARCELS | 110421, 110420, 110407 |
| ZONING | DD-S2 & RS-M |
| FRONTAGE | ±176.48' on N Mangum Street ±87' on Cleveland Street |
| SALE PRICE | \$4,600,000 |

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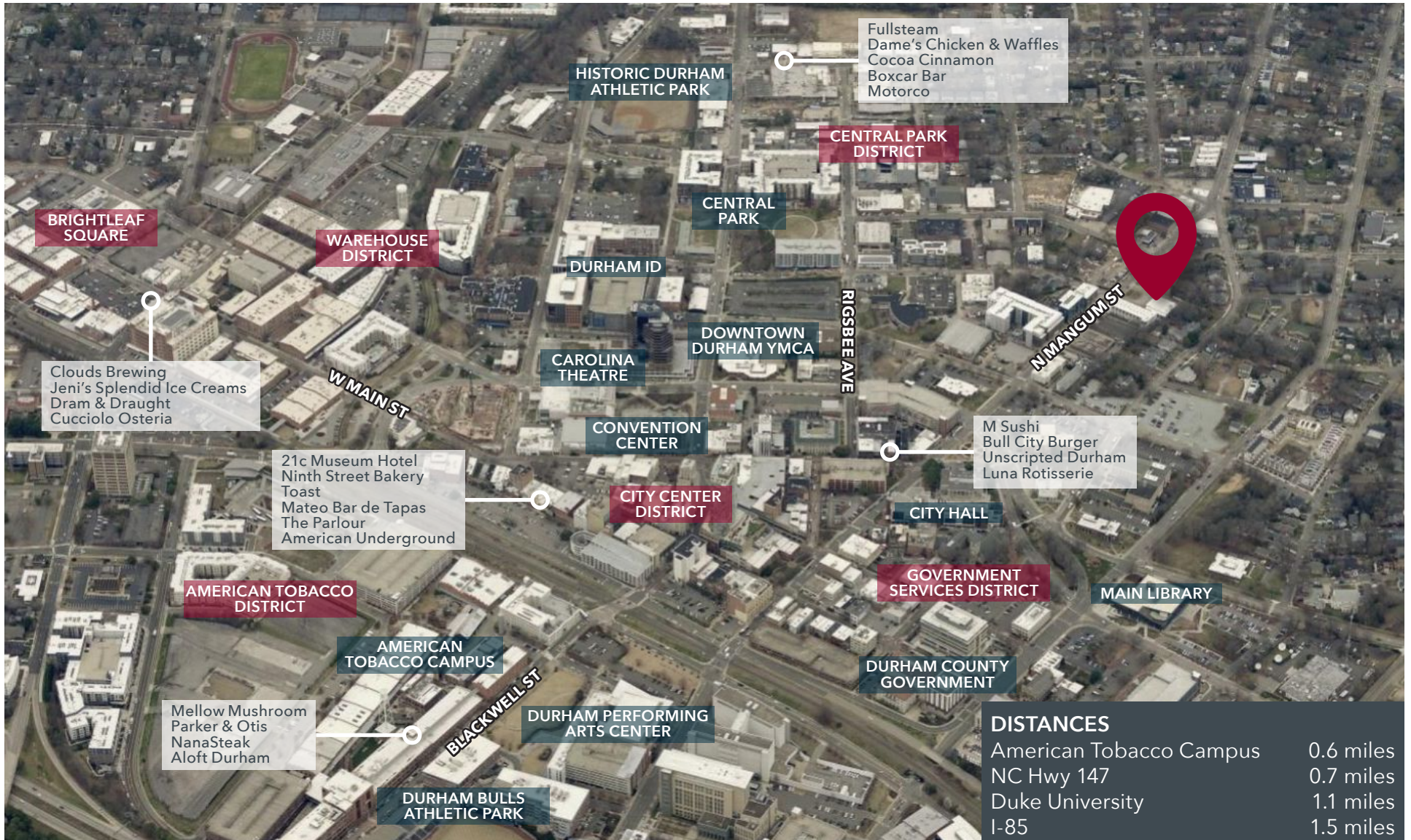
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Downtown Durham

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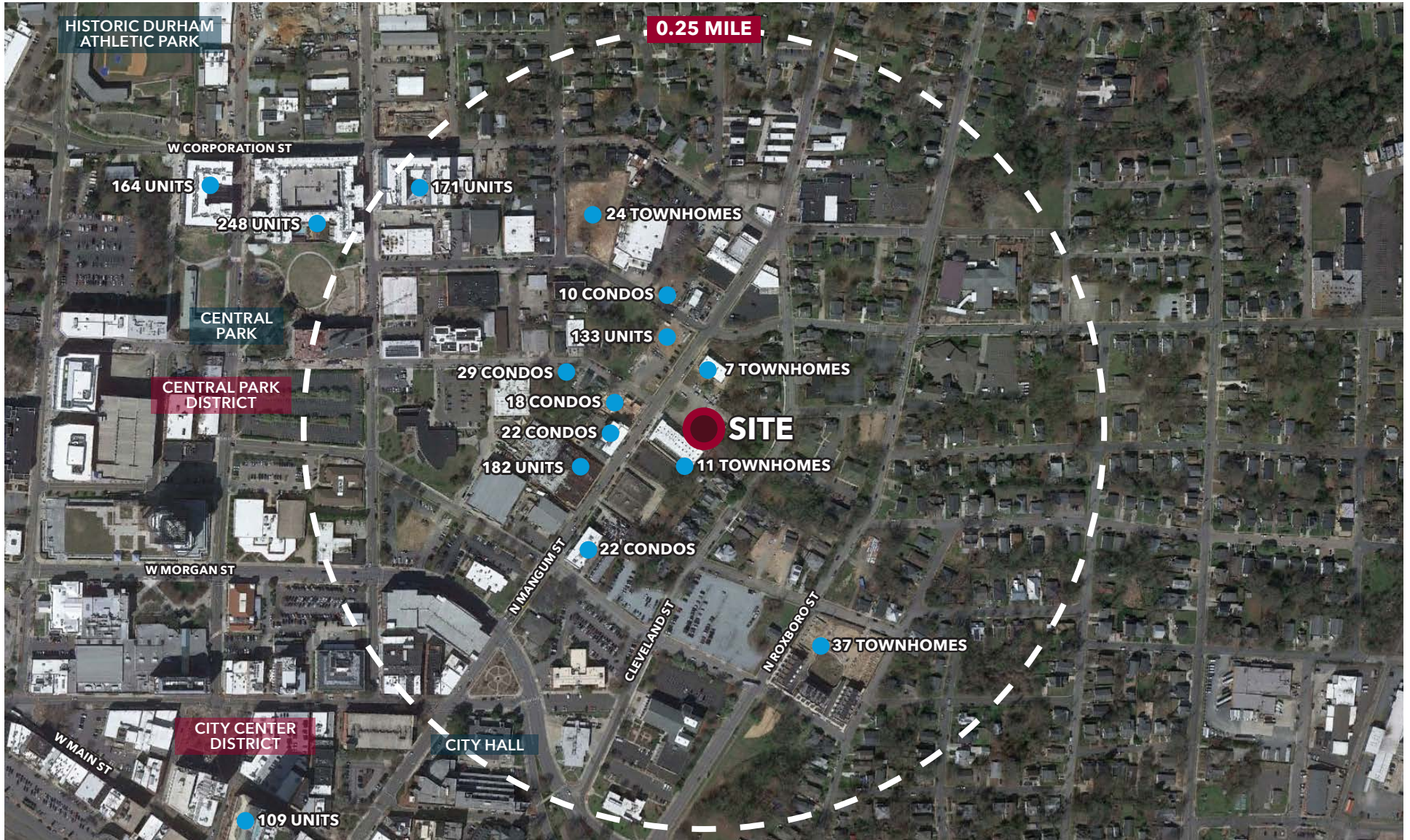
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Development Map

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