

REDEVELOPMENT OPPORTUNITY

725 W. MORGAN STREET

RALEIGH, NC 27603



NAITRI PROPERTIES

PROPERTY OVERVIEW

725 W. Morgan Street offers a rare opportunity to acquire an asset with versatile zoning in the heart of Downtown Raleigh, providing substantial redevelopment potential. The existing 3,234 SF building sits on 0.16 acres and is currently configured as a multifamily property, providing immediate cash flow with significant future upside.

ADDRESS	725 W Morgan Street, Raleigh, NC 27603
BUILDING SIZE	Approximately 3,234 RSF (3 units)
LOT SIZE	0.16 acres
YEAR BUILT	1920
PURCHASE PRICE	\$1,150,000 (\$355.60/SF)
ZONING	OX-4
PARKING	Gravel parking in rear of building with a perpetual 9' easement through neighboring property.
HIGHLIGHTS	• Prime location near Glenwood South, Boylan Heights, Downtown Raleigh, and Dorothea Dix Park • Currently configured as three residential units, offering immediate rental income potential while planning future redevelopment • Flexible zoning supports office and residential mixed-use uses • Adjacent parcels are being redeveloped with plans for a new hotel

CONTACT

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TRIANGLE REGION



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 NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

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SURROUNDING AREA



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NAITRI PROPERTIES

ONE MILE
RADIUS
AMENITIES

76+
RESTAURANTS



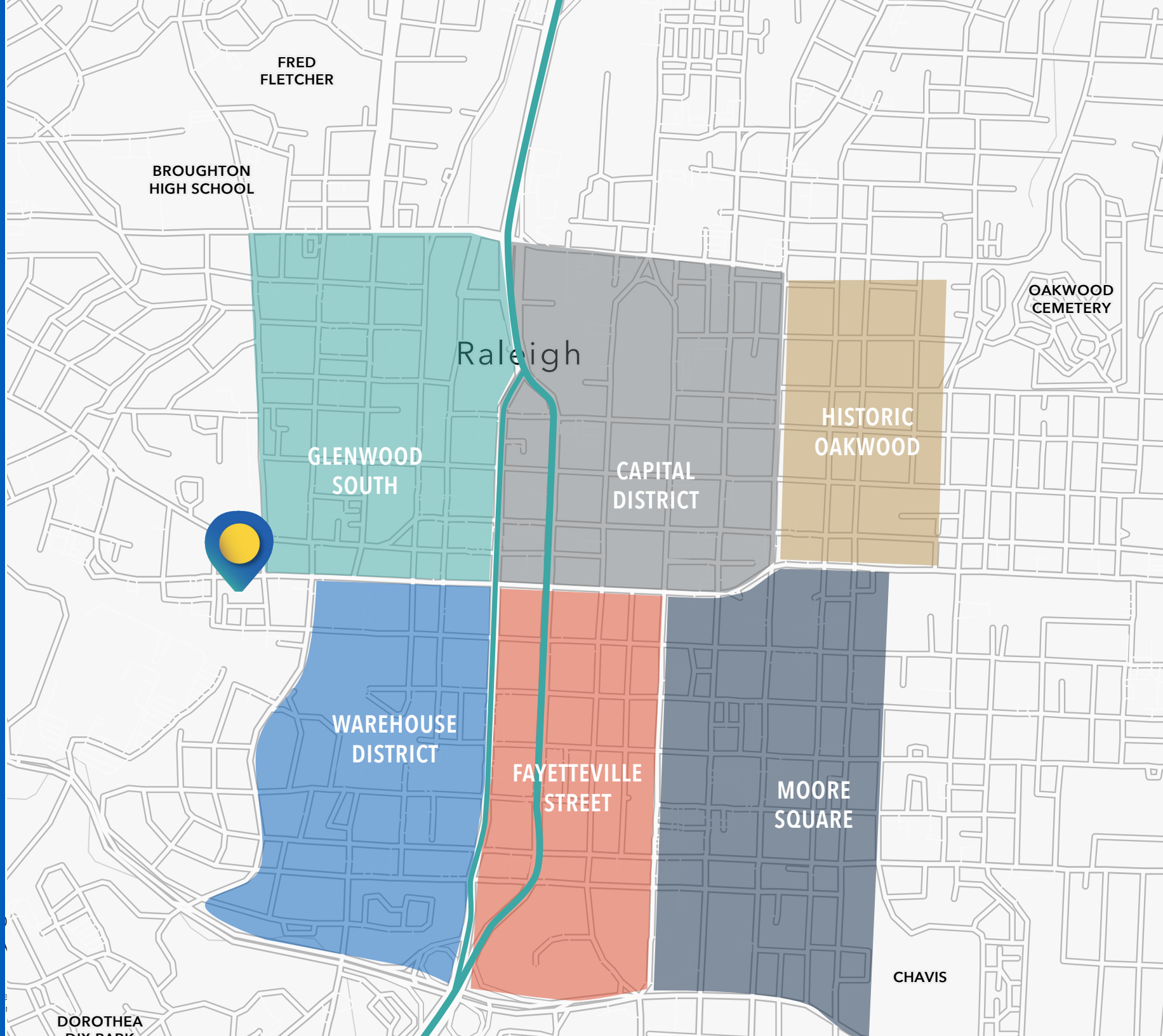
4
HOTELS



47+
RETAIL SHOPS



7
BUS LINES



AMENITIES

In the heart of Raleigh within walking distance to nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

FOOD

Morgan Street Food Hall
Hibernian Irish Pub
DeMos Pizzeria and Deli
Mu Way Tavern
Burger Village
Taverna Angora
Cantina 18
Players' Retreat
Blend Raleigh
Buena Papa Fry Bar
Ajisai
Midwood Smokehouse
Iyla's Southern Kitchen
The Bowls
The Flying Biscuit Cafe
Cape Fear Seafood Company
Char Grill
Trophy Brewing
DICED
Golden Dragon Chinese Restaurant
Village Draft House
Tupelo Honey Southern Kitchen and Bar
Hibachi and Company
Mitch's Tavern
Fun DipPot
Raleigh Beer Garden

HOTELS

Holiday Inn Raleigh Downtown
Aloft Raleigh
The Casso
Hampton Inn & Suites
AC Hotel Downtown Raleigh
The Longleaf Hotel and Lounge
Sheraton Raleigh
Raleigh Marriott City Center
The StateView Hotel
THE STORE
Guest House Raleigh
Kasa at Berkshire Village District
Hilton North Hills
Ramada by Wyndham
Holiday Inn Express

BANKS

Fidelity Bank
First Horizon Bank
North State Bank
First Citizens Bank
Chase Bank
PNC Bank
First National Bank
Wells Fargo
Truist

PARKS/OUTDOOR RECREATION

Pullen Park
Jaycee Park
Cameron Park
Nash Square
Moore Square
Rose Garden
Latta University Historical Park
Dorthea Dix
Isabella Cannon Park

SHOPPING & ENTERTAINMENT

The Pour House
Shops at Village District
Midtown East
City Plaza Main Stage
Meymandi Concert Hall
Shops at Erwin Mill
Red Hat Amphitheater
Lincoln Theatre
Glenwood Village
North Hills
Ridgewood Shopping Center
North Carolina Symphony
The Ritz
Holly Park
Old Raleigh Village

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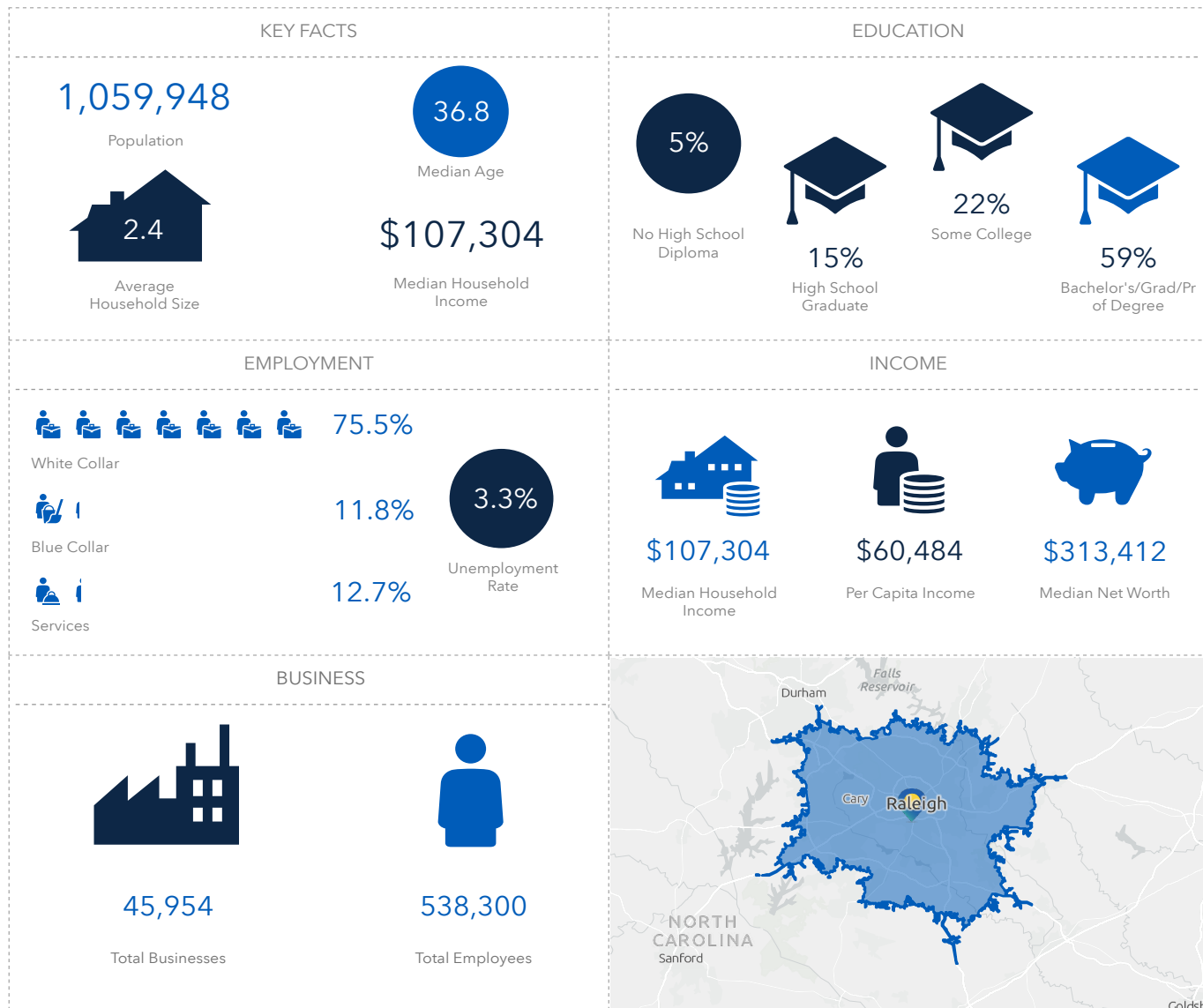
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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