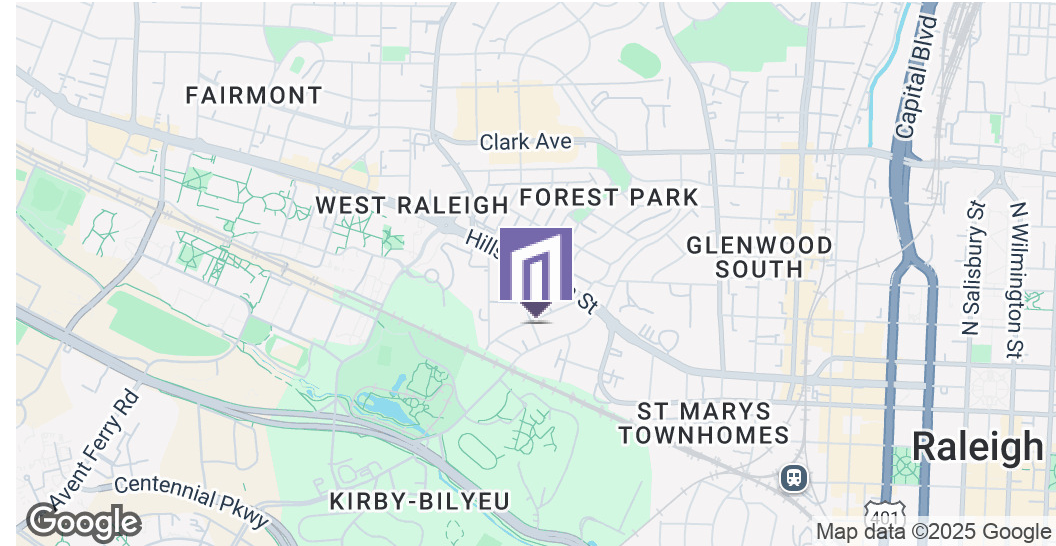




123 Park Ave



1306 Flint Pl



OFFERING SUMMARY

Offering Price:	\$1,600,000
Building Size:	3,716 SF
Number of Units:	3
Year Built:	1901
NOI:	\$92,000

PROPERTY OVERVIEW

This exceptional investment opportunity has a prime location near NCSU and Pullen Park, and promises strong rental demand with long-term value appreciation. This charming property offers 3 units in 2 buildings, perfectly suited for a Student Housing Portfolio investor. Zoned R-10, it presents potential for future redevelopment.

PROPERTY HIGHLIGHTS

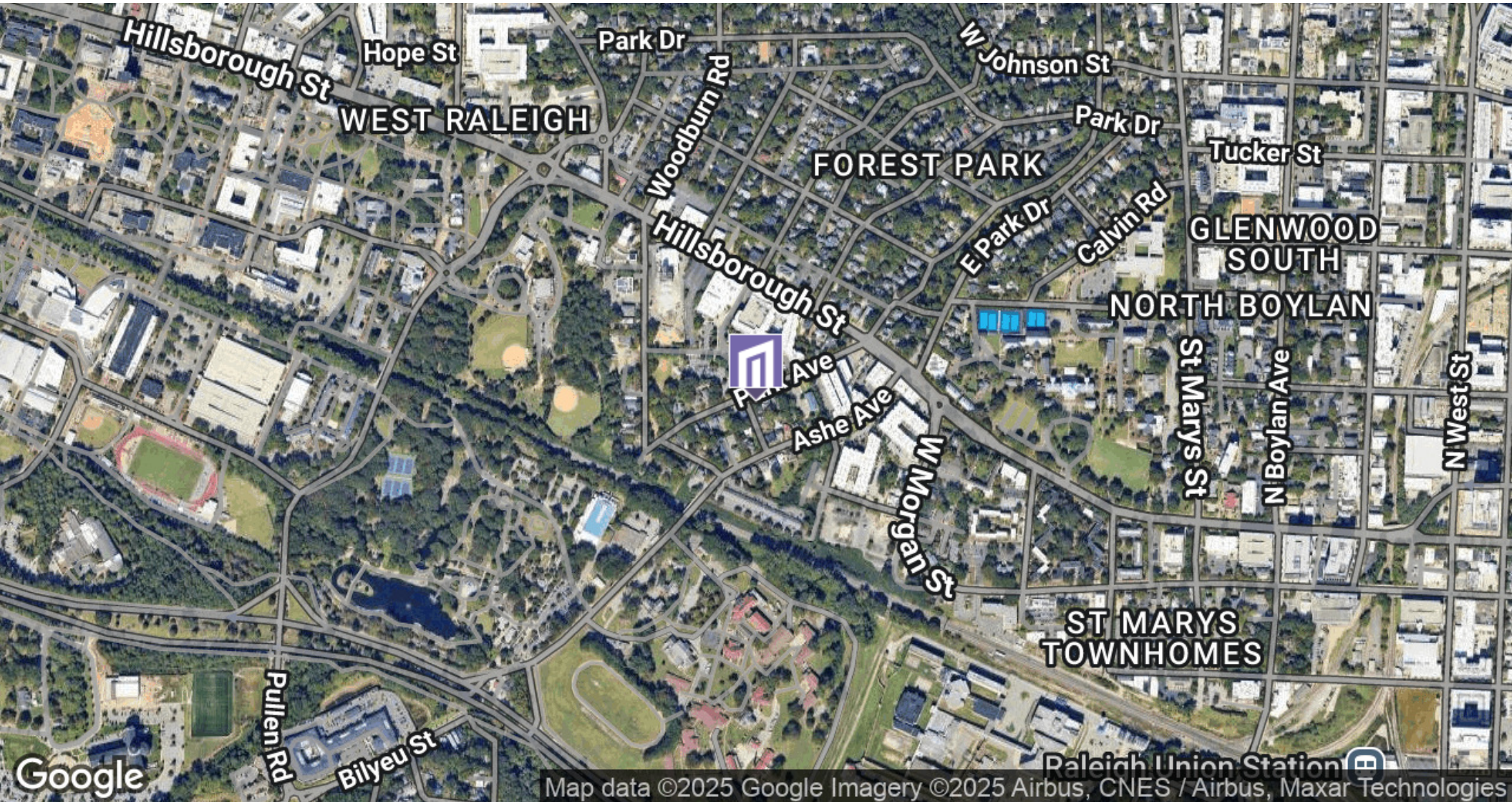
- Parcel includes 2 structures, set up as 3 units
- 123 Park Ave is 2,304 sf with 6 beds and 3.5 baths
- 1306 Flint Pl is 1,412 sf with 3 beds and 2 baths
- 100% occupancy with continuous rental history
- Laundry facilities in both buildings
- Virtual tours - 123 Park: <https://mv.matternort.com/show/?m=aRFbz2IW3hT&>

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123 PARK AVE / 1306 FLINT PL

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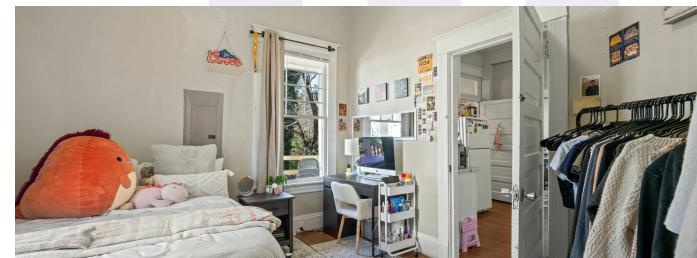
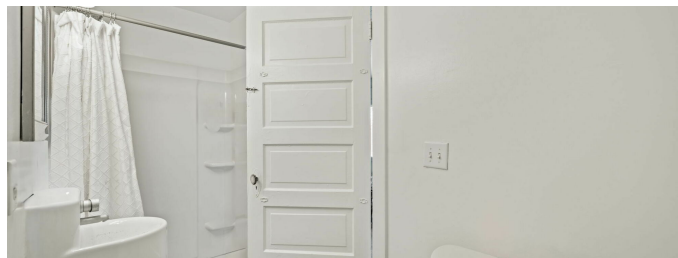
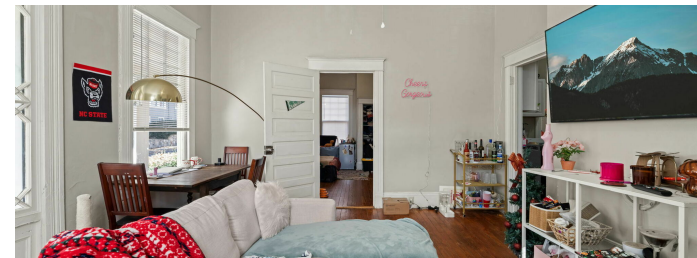
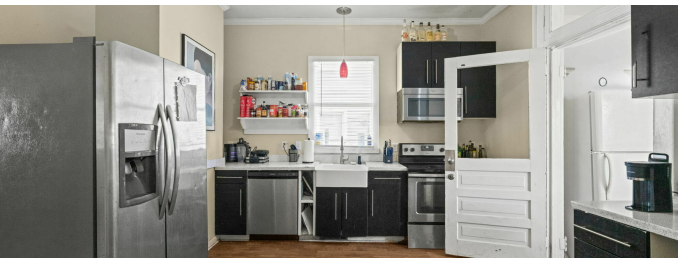
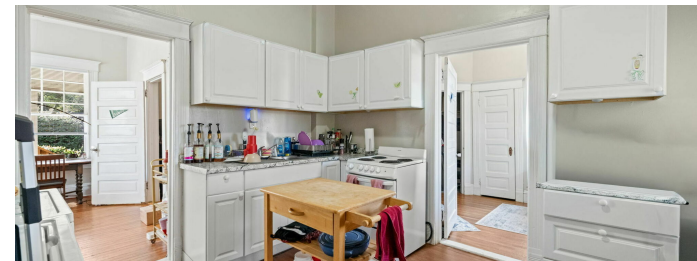
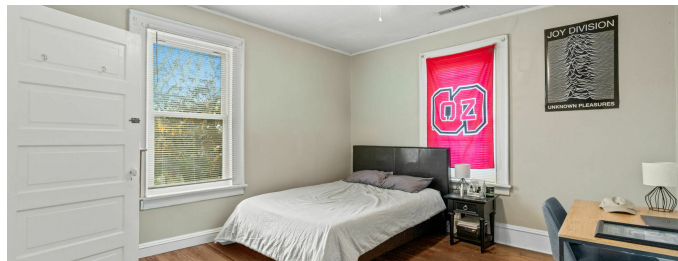
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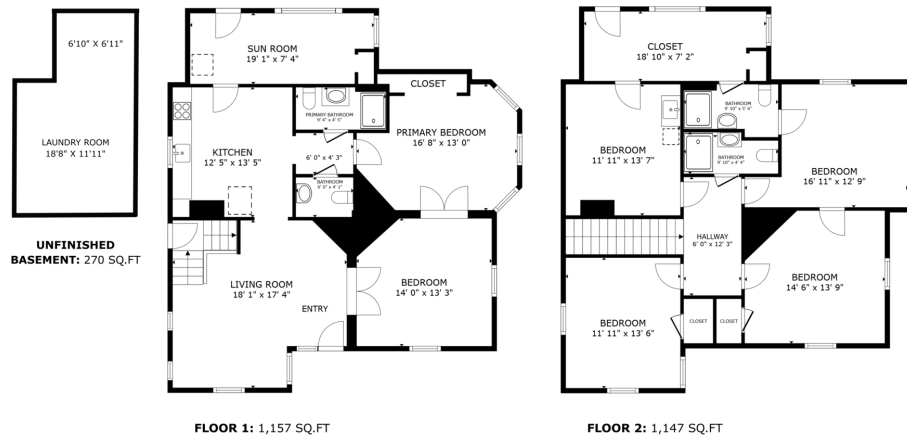
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--- 123 PARK AVE ---



TOTAL APPROXIMATE FLOOR AREA: 2,304 SQ.FT.

--- 1306 FLINT PL ---



TOTAL APPROXIMATE FLOOR AREA: 1,412 SQ.FT.

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