

# 2528 S. Alston Ave

Durham, NC 27713

## \$590,000 or \$4,500 / mo

- Ideal location in RTP for Light Industrial use
- Two designated parking spaces, one ADA compliant, for the 1233 SF office building
- Property includes 900 SF on the 1.45-acre lot
- Ideal for trades looking to store materials and run operations

## Back on the Market!

### PROPERTY OVERVIEW

Ideal location in RTP for Light Industrial use. Two designated parking spaces one ADA compliant for the 1233 SF office building. The property also has 900 SF on the 1.45 acre lot. Ideal for trades looking to store materials and run operations.

Owner is also selling the Outdoor Living and Pool construction business that operates out of this property. Can sell as a portfolio or as individual assets.

Agent related to property owner.



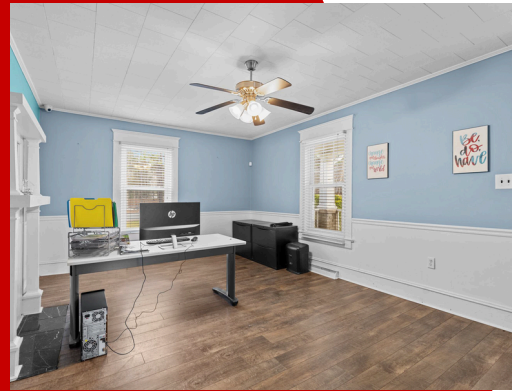
### PAULINA BOHORQUEZ

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# OFFERING OVERVIEW



<b>Property Type</b>	Industrial
<b>Subtype</b>	Flex
<b>Square Footage</b>	1,233
<b>Year Built</b>	1922
<b>Buildings</b>	2
<b>Permitted Zoning</b>	Light Industrial
<b>Lot Size (acres)</b>	1.45

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