

CONDO FOR SALE



OWNER-USER
OR INVESTMENT

± 1,959 SF OFFICE CONDO

LOCATION

40115 MORING | CHAPEL HILL, NC 27517



50051 GOVERNORS DRIVE
CHAPEL HILL, 27517
BOLDCRE.COM



LISTING AGENTS
CHELA TU
LEWIS HENDRICKS

CONDO OFFERING MEMORANDUM

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PROPERTY HIGHLIGHTS

Rare opportunity to own office space in Chapel Hill.

This 1,959 SF condo has an abundance of natural light. It has an open floor plan with a conference room and a kitchenette.

With elevator access and plentiful parking, this is a great owner operator or investment opportunity.

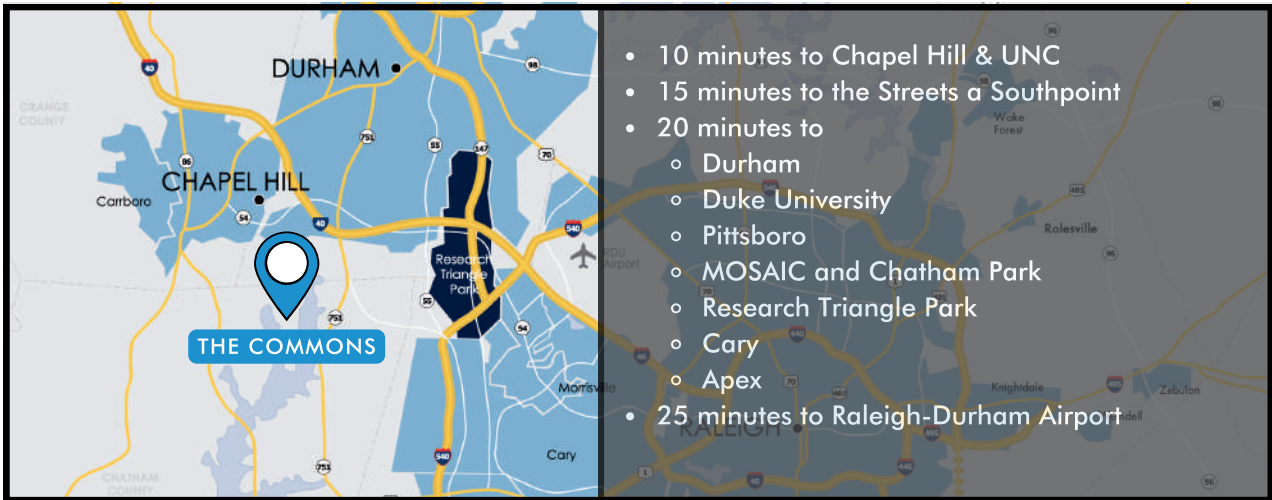
- Offering Price: \$540,000
- Condo Size: 1,959 SF
- Building Size: 13,000 SF
- Year Built: 2016
- Price Per SF: \$275.65



FEATURES	
COUNTY	Chatham
MARKET	Chapel Hill
BUILDING SF	13,000
TAXES	\$5,447.76
ZONING	C-2 HIGHWAY COMMERCIAL
APN	61860
TRAFFIC COUNT	11,000 VPD



PROPERTY LOCATION



<u>COLLECTION ST // CROSS ST</u>	<u>TRAFFIC VOLUME</u>	<u>DISTANCE</u>
Mt Carmel Church Rd // Governors Dr	8,000	0.1 miles
Old Farrington Point Rd // Whippoorwill Ln	6,300	0.4 miles
Whippoorwill Ln // Moring	2,300	0.5 miles
US Hwy 15-501 N // Mt Carmel Church Rd	36,000	3.0 miles

**Information obtained from Esri*

PROPERTY COMMUNITY

Governors Village is a master-planned community located in close proximity (less than 10 minutes) to downtown Chapel Hill. It consists of professional and medical office space, retail, and upscale residential that features apartments, townhomes, and homes. Governors Village is a Chapel Hill address with easy access to Durham, Pittsboro, Research Triangle Park, and the Raleigh-Durham International Airport.

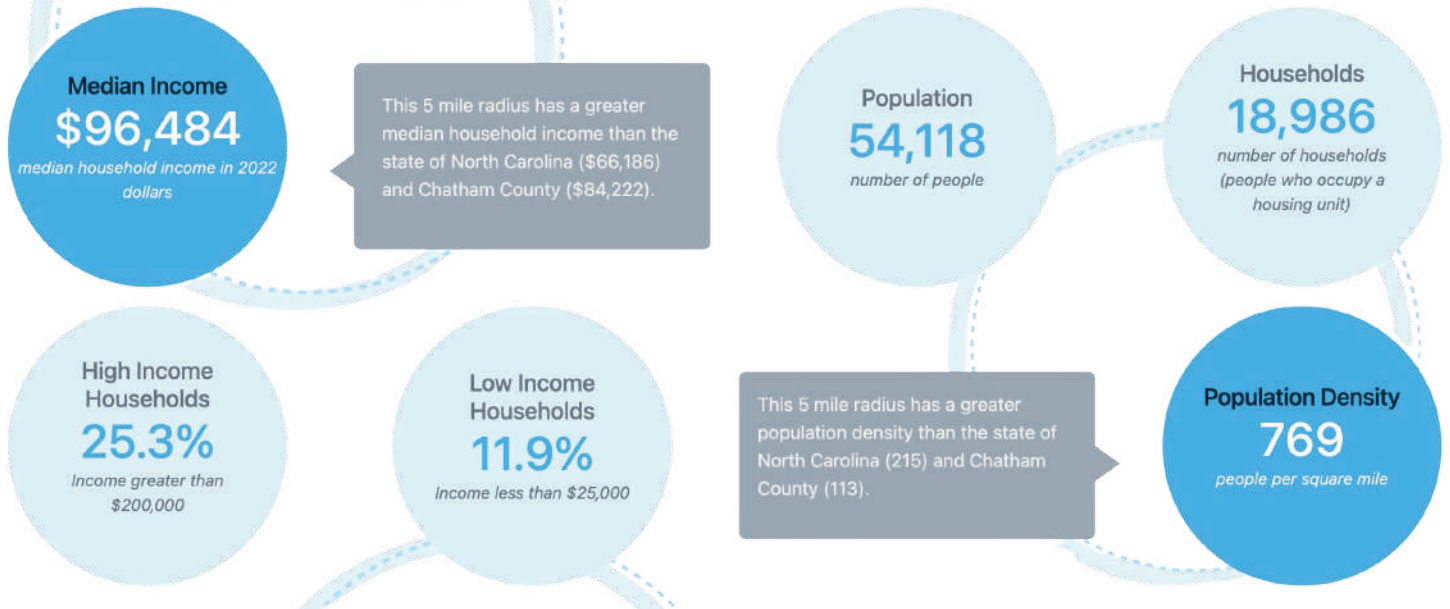
Join a community of local and national businesses in:

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- Insurance
- Renovations



DEMOGRAPHICS

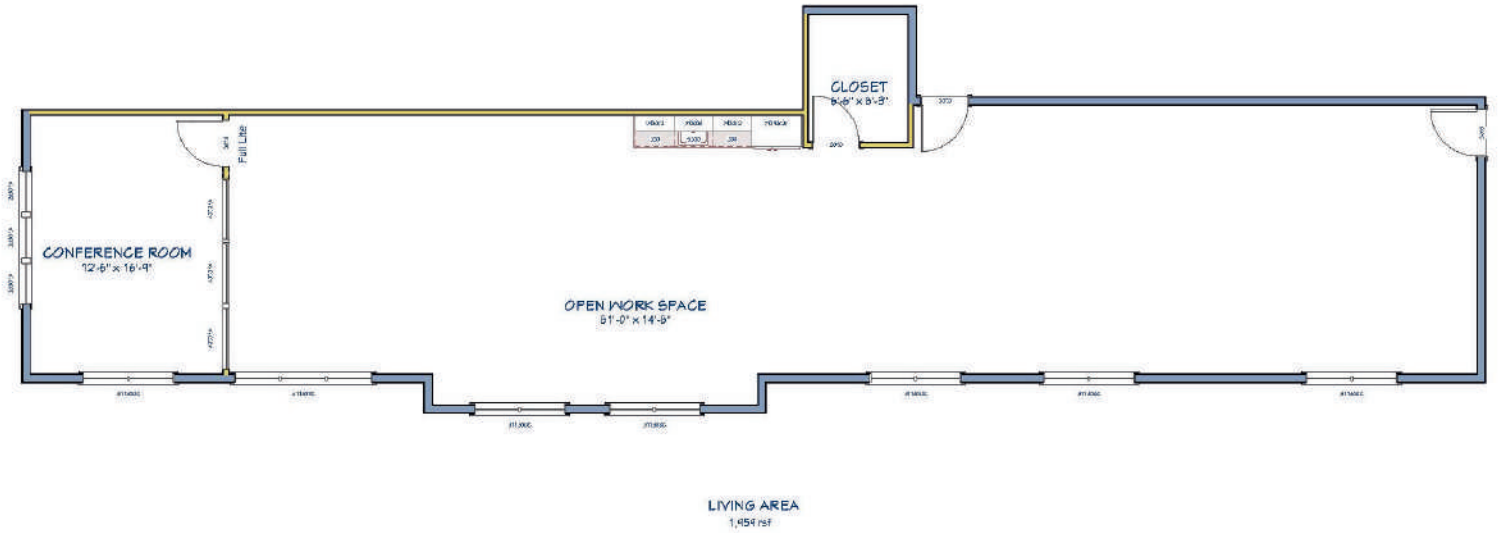
Governors Club, NC Demographics By Radius



40115 MORING

OFFERING MEMORANDUM

FLOOR PLAN





CHELA TU

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