

715 & 717 W. MORGAN ST.
RALEIGH, NC 27603

FOR SALE

Incredible Redevelopment Potential!

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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

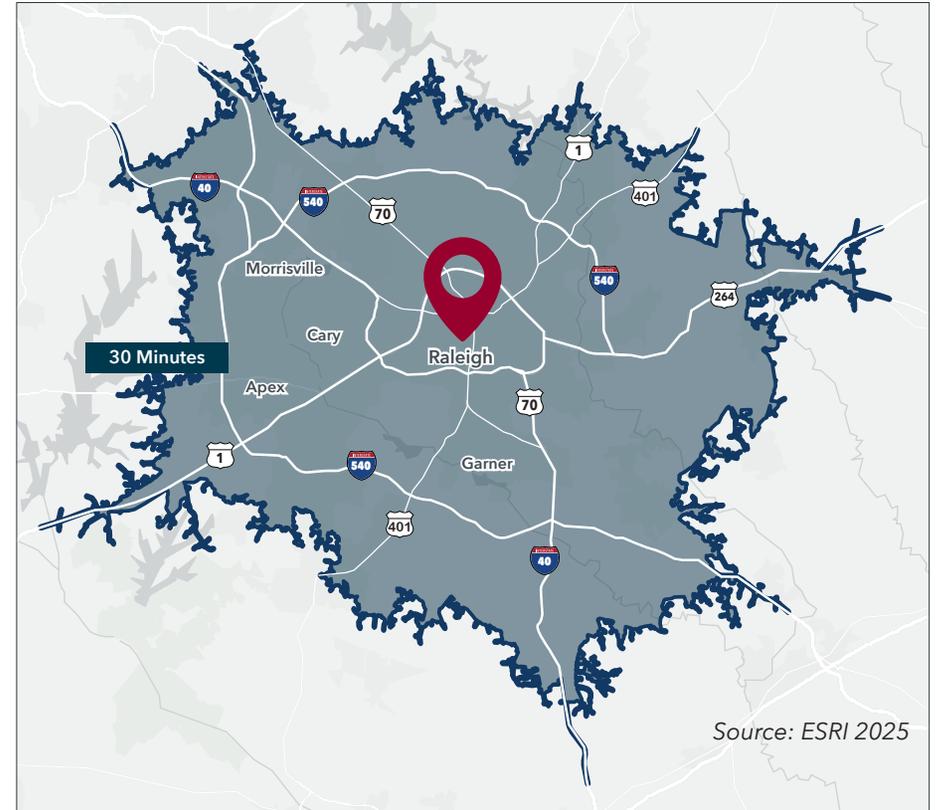
PROPERTY OVERVIEW

AVAILABILITY

- 715 W. Morgan Street: ± 2,000 SF on ± 0.19 acres - [View 3D Tour](#)
- 717 W. Morgan Street: ± 4,634 SF on ± 0.23 acres - [View 3D Tour](#)
- Purchase price: \$2,450,000

PROPERTY HIGHLIGHTS

- Comprised of 2 buildings at the intersection of W. Morgan Street and St. Mary's Street in Downtown Raleigh
- On-site parking in front and rear of the property and free street parking available
- Ideal redevelopment opportunity
- Zoning: OX-4 (Office mixed use, limit of 4-stories)
View [Permitted Uses List](#)
- Entrances on both W. Morgan Street and St. Mary's Street
- Private, park-like setting in back of property
- Surrounded by affluent and rapidly growing residential and commercial developments
- Walkable to many Downtown restaurants, bars, shopping, and other amenities including Union Station, Nash Square, Glenwood South, and Morgan Street Food Hall
- Properties can be purchased together or separately:
715 W. Morgan St: \$1,100,000
717 W. Morgan St: \$1,400,000



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,486	105,513	221,835
Avg. HH Income	\$145,335	\$135,456	\$128,146
No. of Businesses	3,033	6,627	14,984
No. of Employees	44,914	89,285	231,446
Total Daytime Population	61,475	154,059	352,297

Source: ESRI 2025

715 W. MORGAN DETAILS

- Sales price: \$1,100,000
- PIN #: 1703385885
- ± 2,000 SF Building
- ± 0.19 Acres
- 3-Story building with 5 private offices, reception area, bathroom on each level, full kitchen, and finished basement
- Parking available in front and rear of property
- Entrance on St. Mary's Street

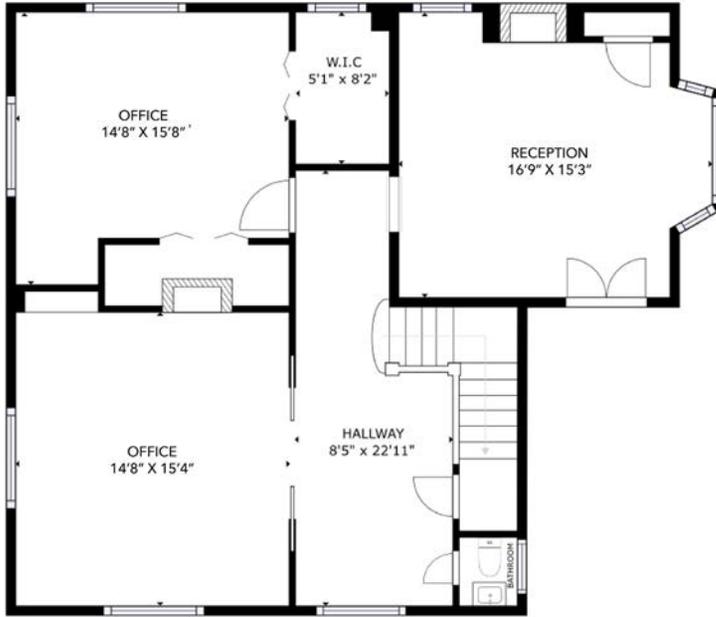
[View 3D Tour](#)



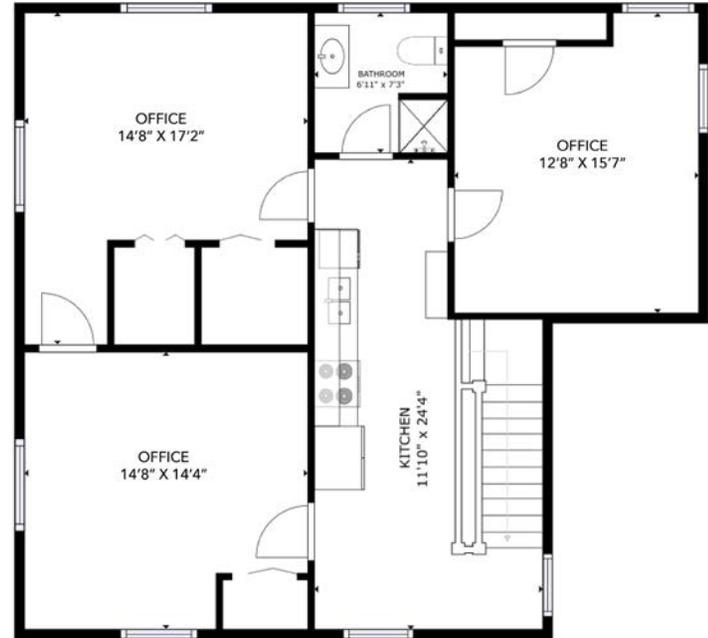
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715 W. MORGAN FLOOR PLANS

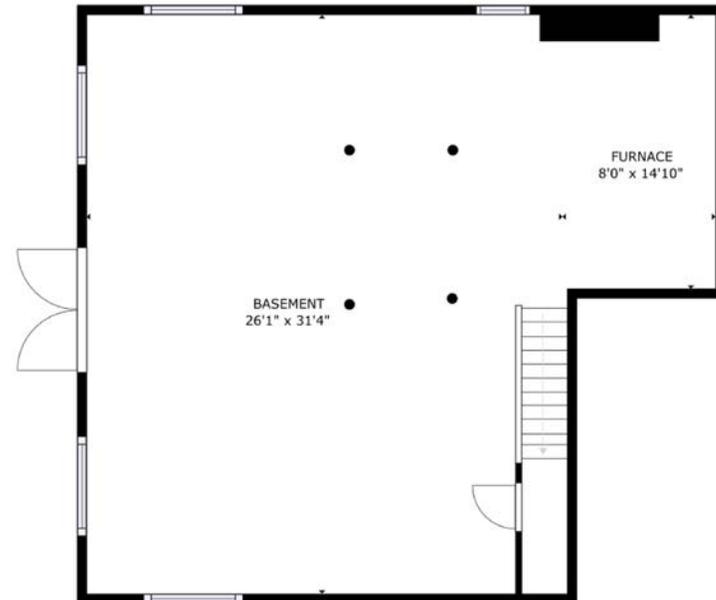
First Floor



Second Floor



Basement



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717 W. MORGAN DETAILS

- Sales price: \$1,400,000
- PIN #: 1703385826
- ± 4,634 SF Building
- ± 0.23 Acres
- Connected 3-car garage with apartment
- 2 Full baths on top level, half bath on main level, full kitchen, and finished basement
- Landscaped courtyard in front
- Entrance on W Morgan Street

[View 3D Tour](#)



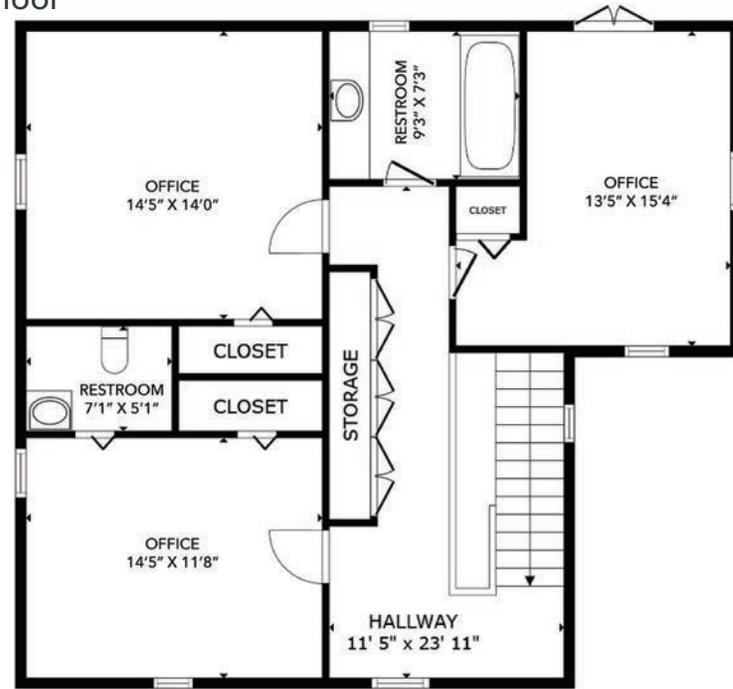
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717 W. MORGAN DETAILS

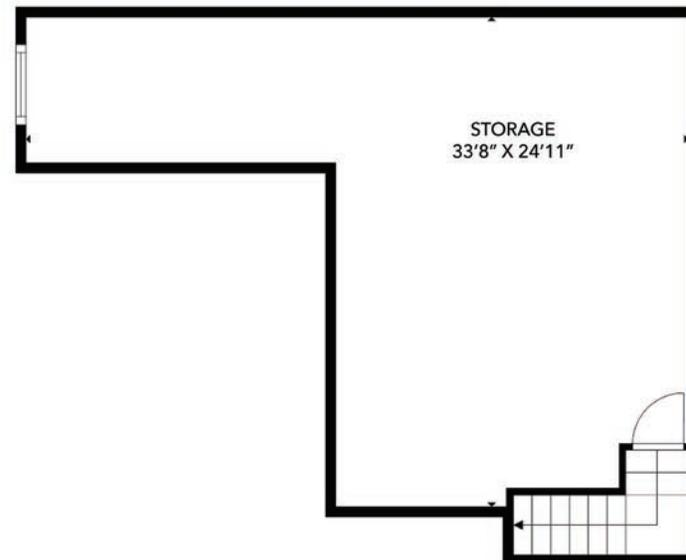
First Floor



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