

FOR SALE / LEASE

3211 Bramer Dr

Raleigh, NC



*23,625 SF Building – transform ready for a variety of uses*

**MEDALIST** CAPITAL

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# ABOUT THE PROPERTY

## Property Facts

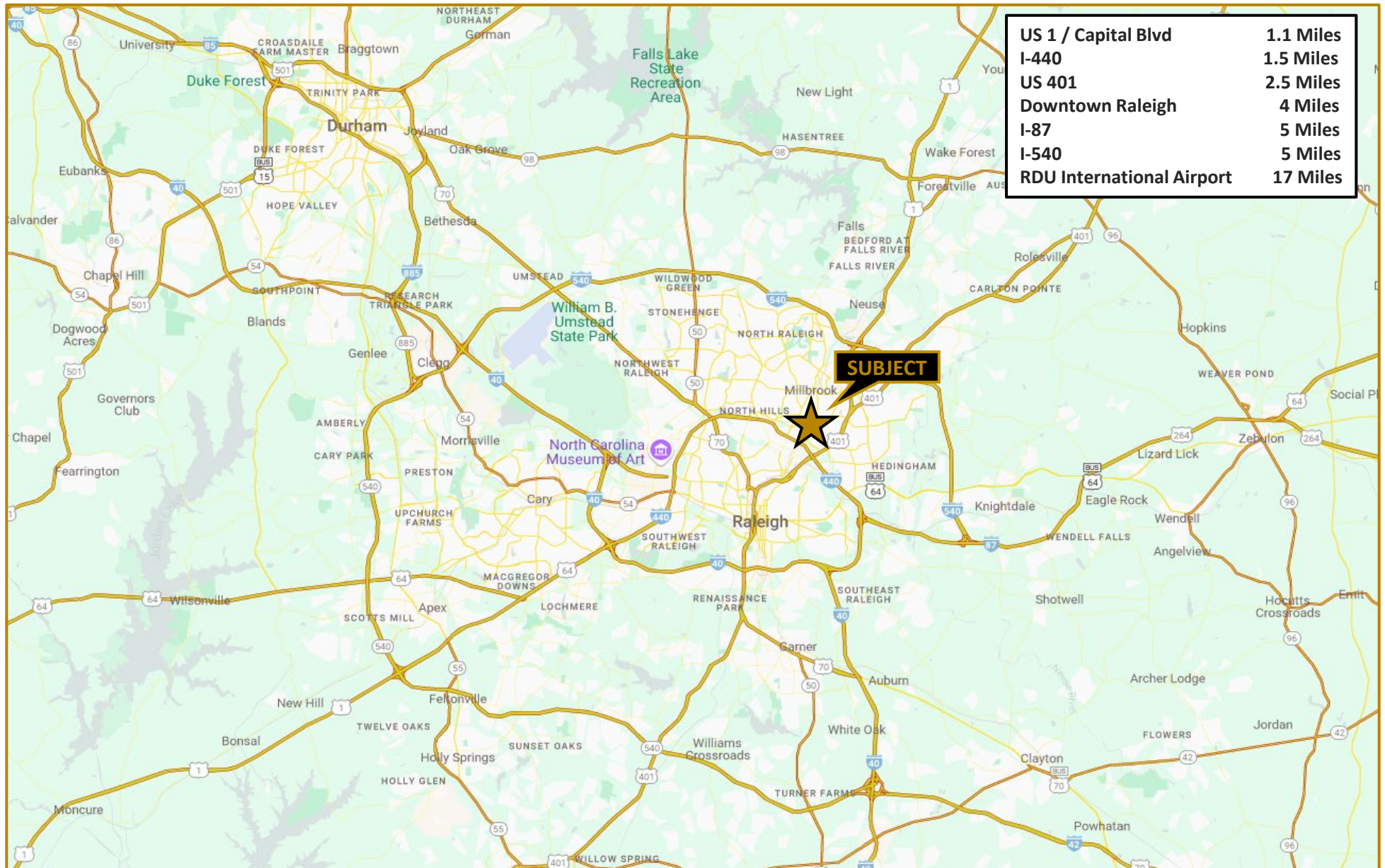
Address	3211 Bramer Dr Raleigh, NC 27604
Pin Number	1715665287
Building Size	23,625
Land Area	1.62
Occupancy	Vacant
Year Built / Renovated	1969 / 1993
Construction	Masonry / Steel
Parking	26 parking spots with additional parking in the rear
Sale Price	\$4,250,000 / \$180 PSF
Lease Rate	\$16 NNN



# THE LOCATION

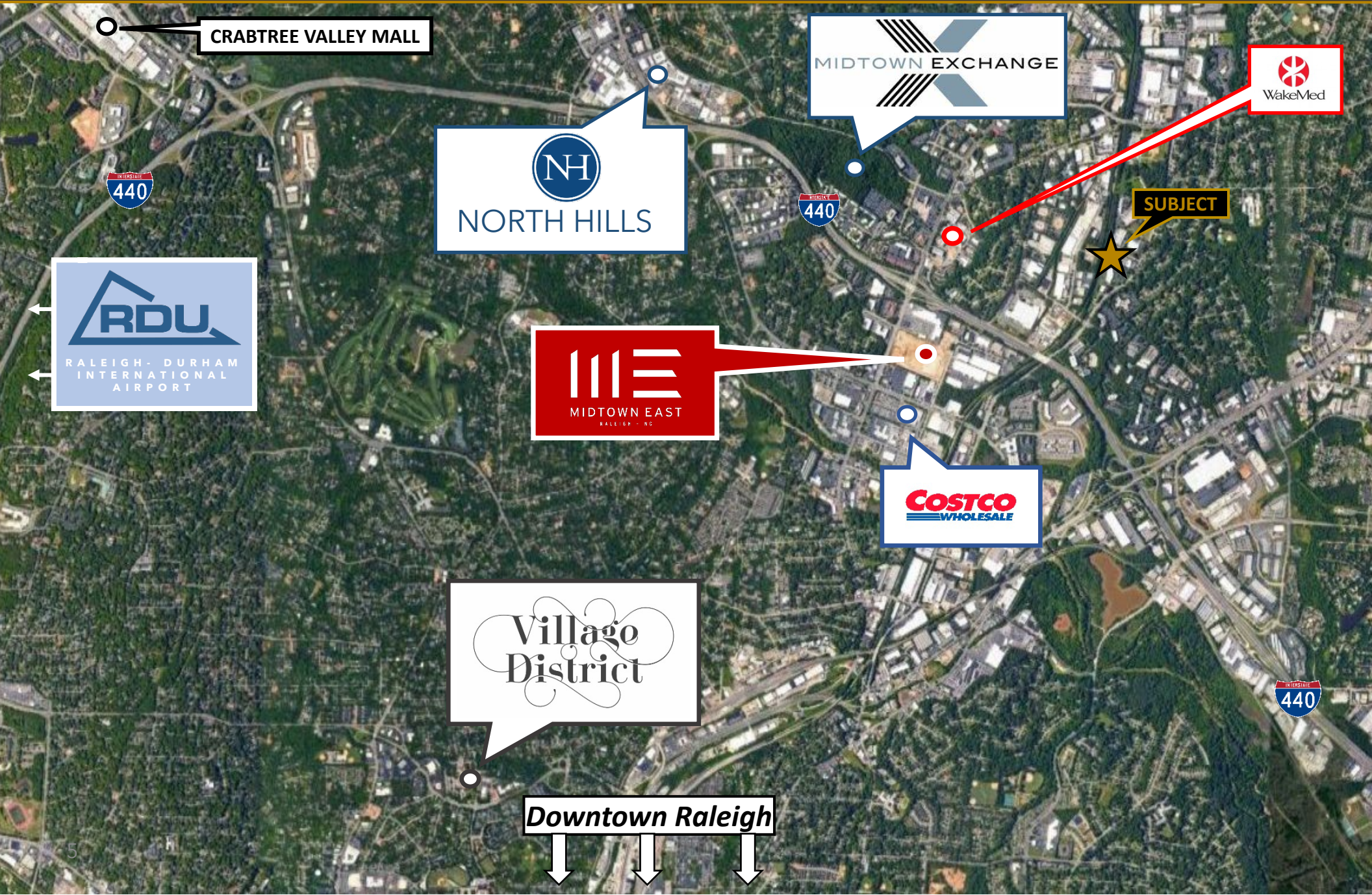


# THE LOCATION



<b>US 1 / Capital Blvd</b>	<b>1.1 Miles</b>
<b>I-440</b>	<b>1.5 Miles</b>
<b>US 401</b>	<b>2.5 Miles</b>
<b>Downtown Raleigh</b>	<b>4 Miles</b>
<b>I-87</b>	<b>5 Miles</b>
<b>I-540</b>	<b>5 Miles</b>
<b>RDU International Airport</b>	<b>17 Miles</b>

# SUBJECT AERIAL



CRABTREE VALLEY MALL

MIDTOWN EXCHANGE

WakeMed

NH  
NORTH HILLS

SUBJECT

RDU  
RALEIGH - DURHAM  
INTERNATIONAL  
AIRPORT

ME  
MIDTOWN EAST  
RALEIGH - NC

COSTCO  
WHOLESALE

Village  
District

Downtown Raleigh

# EXTERIOR PHOTOS



# EXTERIOR PHOTOS



# EXTERIOR PHOTOS





# MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



## **TREY NAVO**

### **Vice President of Investment Sales – Broker**

- *Masters in Real Estate Development, Auburn*
- *BS, History, Iowa State University*
- *Licensed NC Real Estate Broker*

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## **JOSH POINTS**

### **Vice President of Investment Sales – Broker**

- *MBA, Finance and Marketing, University of North Carolina-Chapel Hill*
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