

An aerial photograph of a residential neighborhood. In the foreground, a three-story, light-colored apartment building is outlined with a dashed orange border. The building has a flat roof with some dark spots. Surrounding the building are lush green trees and other residential structures. In the background, more apartment complexes and a city skyline are visible under a clear blue sky.

2208 Garden Place
FOR SALE
7,894 SF 5-Unit Garden Apartment
Wake County PIN 0794924214

Table of Contents



COKESBURY
HOLDINGS

Executive Summary

Property Overview

Improvements & Features

Photos

Floor Plans

Aerial Photos

Location Map

Parcel Map

Market Overview

Executive Summary

Cokesbury Holdings presents an exciting student-housing investment opportunity located in a bullseye location in Raleigh, North Carolina – one of the hottest markets in the country. Located at 2208 Garden Place, this nearly 8,000 square foot multi-family property is within short walking distance of both NC State University and the Village District, a mecca of restaurants, bars and upscale retail. Prominent retailers within ½ mile radius include popular national stores such as Starbucks, Sephora, Chopt, Cava, Insomnia Cookies and Barnes & Nobles as well as local favorites like Jubala Coffee, Ajisai Sushi, Cantina 18 and more. With a walk-score of 92 reaching over 100 food, hotel and retail options, this Property is truly in the center of it all. The Property is currently available for purchase as four spacious four-bedroom apartments, with the opportunity to add an additional ground level studio apartment. Significantly renovated in August of 2024, the Property includes seven dedicated on-site parking spaces with additional city-issued permitted parking in the neighborhood.



COKESBURY
HOLDINGS

Property Overview



TOTAL SQFT	7,894 SF
LEASE RATE	>\$900/MO/BED
SALE PRICE	\$2,600,000
SITE AREA	0.23 ACRES
ZONING	RX-3
PARKING	7 SPACES ON-SITE w/ PERMIT STREET PKG

Property Improvements and Features

CONSTRUCTION:

Units **5**

FAR **0.79**

Stories **2**

of Buildings **1**

Year Built/Renov **1961/2005/2024**

EXTERIOR AND ROOF:

Construction **Brick**

Exterior Walls **Brick**

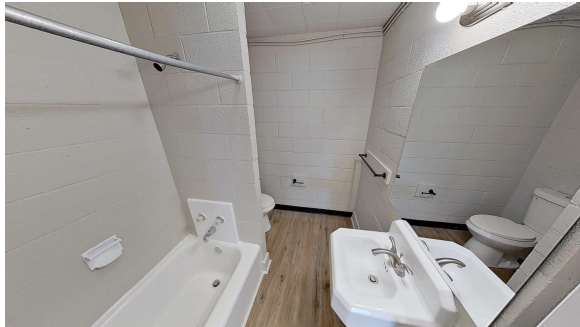
Roof **Flat**

Heating **Gas Furnace**

RECENT IMPROVEMENTS UNITS A, B, C, D

- New kitchens and bathrooms with granite countertops and all new fixtures and appliances
- New vinyl plank flooring, interior paint, and window treatments
- Brand new HVAC in 2 units, with other units inspected, serviced and in good working order
- New fire extinguishers installed
- New exterior paint and landscaping

Interior Photographs



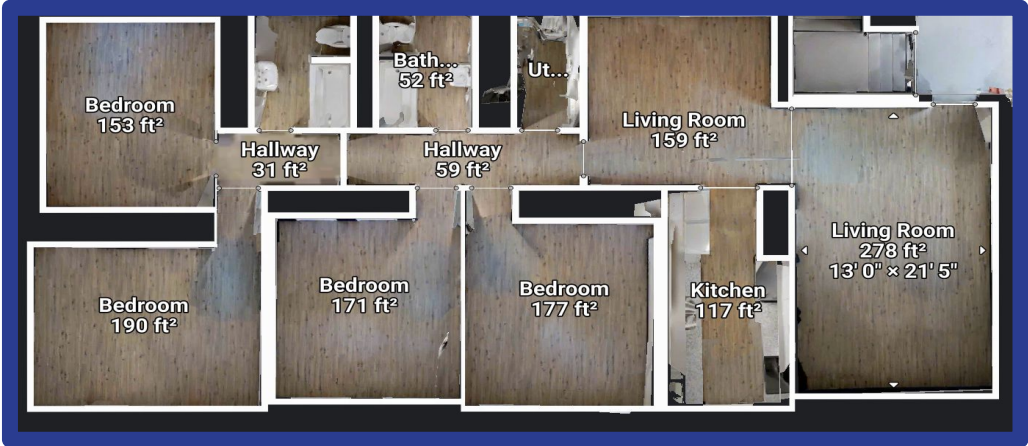
VIRTUAL WALK-THRU

<https://my.matterport.com/show/?m=XycjRb7MPJh>

Unit Floor Plans



Each Floor - 2 Units



Typ. Unit

DOWNTOWN RALEIGH

NC STATE UNIVERSITY

2208
GARDEN PL

Walk Score
92

Walker's Paradise

Daily errands do not require a car.

Transit Score
52

Good Transit

Many nearby public transportation options.

Bike Score
82

Very Bikeable

Biking is convenient for most trips.



COKEBURY
HOLDINGS

DOWNTOWN RALEIGH

VILLAGE DISTRICT
Shops, Restaurants, Apartments

2208
GARDEN PL

Walk Score
92

Walker's Paradise

Daily errands do not require a car.

Transit Score
52

Good Transit

Many nearby public transportation options.

Bike Score
82

Very Bikeable

Biking is convenient for most trips.



COKESBURY
HOLDINGS

THE LANSING
\$600k - \$1.4m



29 ENTERPRISE
\$475k - \$1.3m



**2208
GARDEN PL**

CLARK TOWNHOMES
\$1.3m - \$1.7m



RESEARCH TRIANGLE PARK

14.7 MILES | 19 MINS

RDU AIRPORT

12.8 MILES | 18 MINS

MUSEUM OF ART

3.5 MILES | 8 MINS

ARBORETUM

2.5 MILES | 7 MINS

DOWNTOWN CARY

7.2 MILES | 15 MINS

NC STATE UNIVERSITY

0.4 MILES | 2 MINS

DOWNTOWN RALEIGH

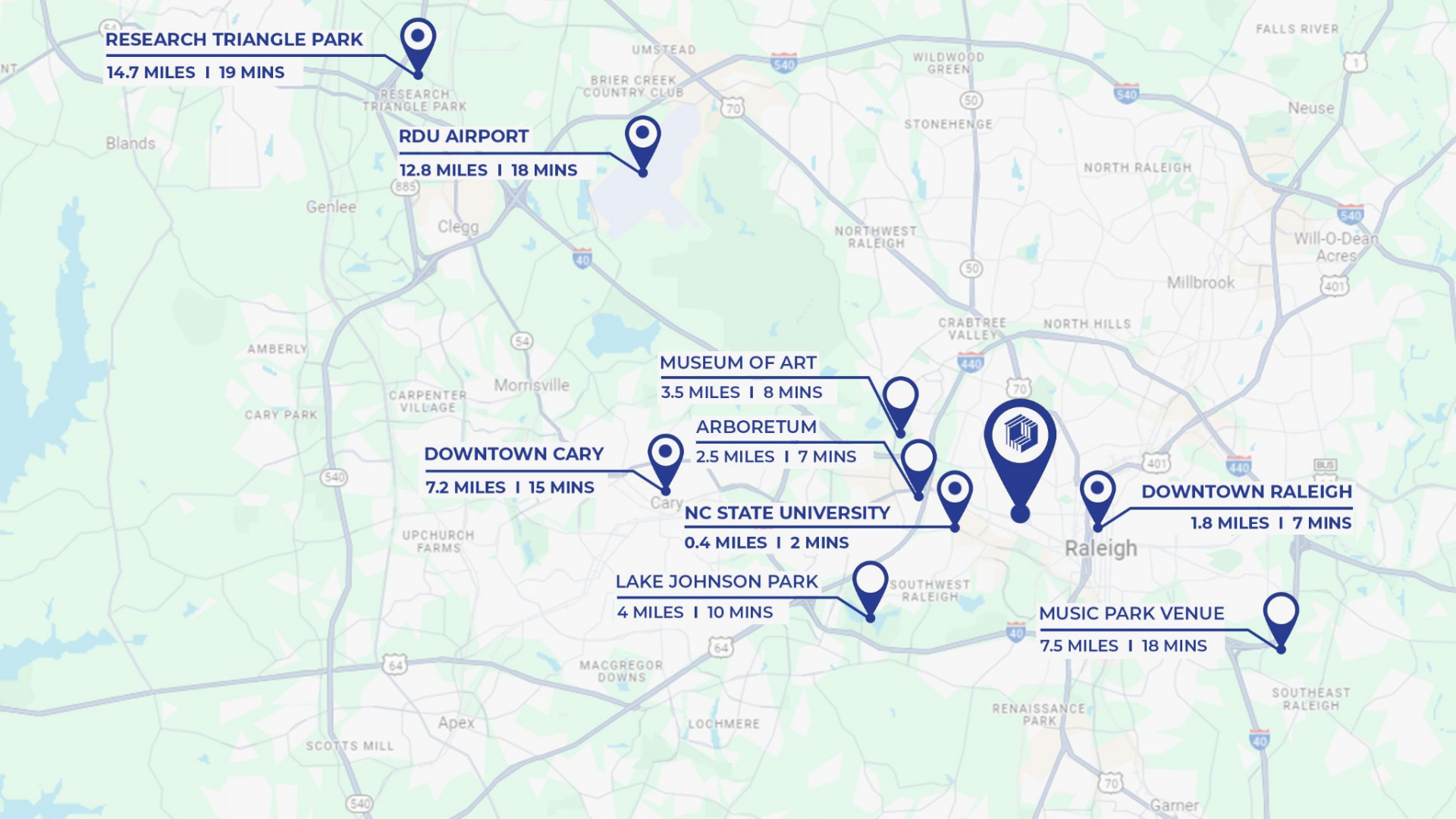
1.8 MILES | 7 MINS

LAKE JOHNSON PARK

4 MILES | 10 MINS

MUSIC PARK VENUE

7.5 MILES | 18 MINS



Local Market Overview

2208 Garden Place

FOR SALE

**7,894 SF 5-Unit Garden Apartment
Wake County PIN 0794924214**

Raleigh North Carolina, particularly the area surrounding NC State University, represents a thriving real estate market driven by strong demand from both students and young professionals. The city has consistently ranked among the best places to live and work in the U.S., thanks to its robust economy, vibrant cultural scene, and highly regarded educational institutions. NC State's student population (35,000 students), along with the influx of tech and research jobs in the nearby Research Triangle Park, ensures a steady demand for rental properties. Additionally, Raleigh's continued population growth, fueled by both domestic migration and international inflows, further bolsters the market, making it a prime location for multifamily investments like Garden Place. With low vacancy rates and rising rental prices, this area offers significant potential for both immediate rental income and long-term appreciation.



Raleigh, NC 27607

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

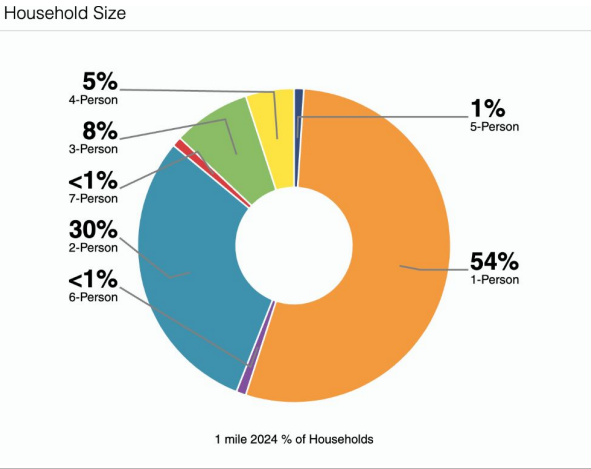
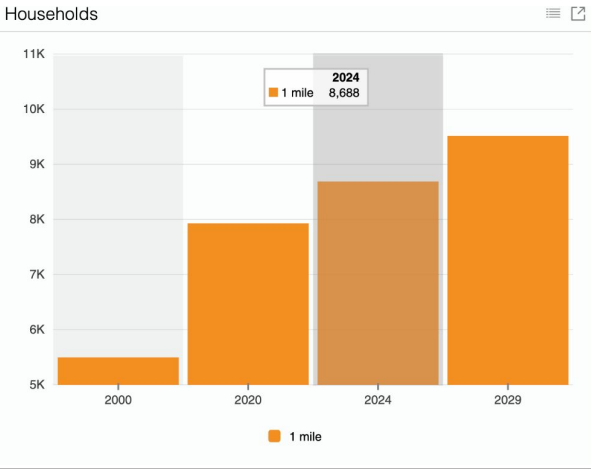
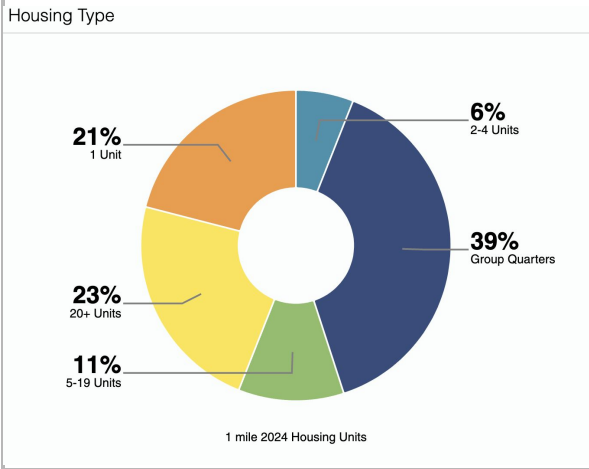
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Update Frequency: Annually

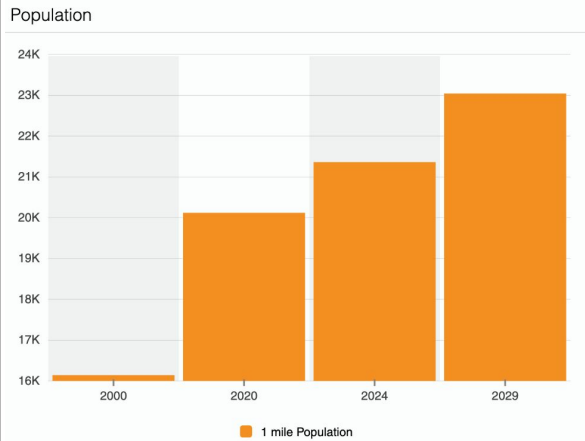
■ 2023
■ 2028 (Projected)



Raleigh, NC 27607

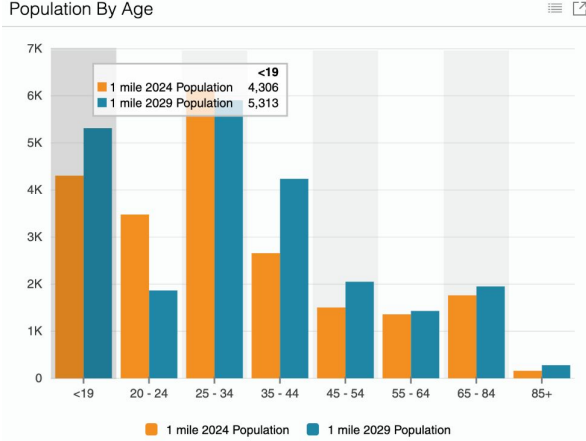


Population



NC State University Population
35,000
undergraduate and graduate students
9,000
faculty and staff

<https://uda.isa.ncsu.edu/institutional-analytics/fast-facts/>



Contact Us to Learn More

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