

101 COSGROVE AVENUE

Chapel Hill, NC 27514

Sale Price: \$1,950,000



FOR SALE

OUTSTANDING INVESTMENT PROPERTY

- Unit 200 (4,166 SF):
 - PIN 9799580455.009
 - 2024 Property Taxes \$12,690.39
 - Tax Value: \$1,092,900
- Unit 250 (2,464 SF)
 - PIN 9799580455.015
 - 2024 Property Taxes: \$7637.48
 - Tax Value: \$654,300
- Modern 2-story Office Condo Building
- Excellent investment; Fully leased with long term lease in place.
- Opportunity for new owner to occupy some of space.
- Overlooking High-Traffic Fordham Blvd.
- Rare Facade Signage Available
- Minutes from I-40 Intersection, Shopping, Clinics, Banks
- Elevator access, building security system, Plentiful parking, front lobby with signage



David Morgan

919.740.8040

dmorgan@trescommercial.com

Mike Hickey

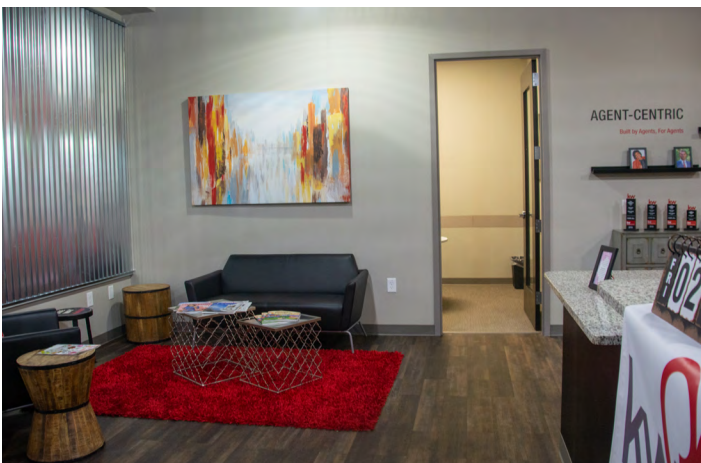
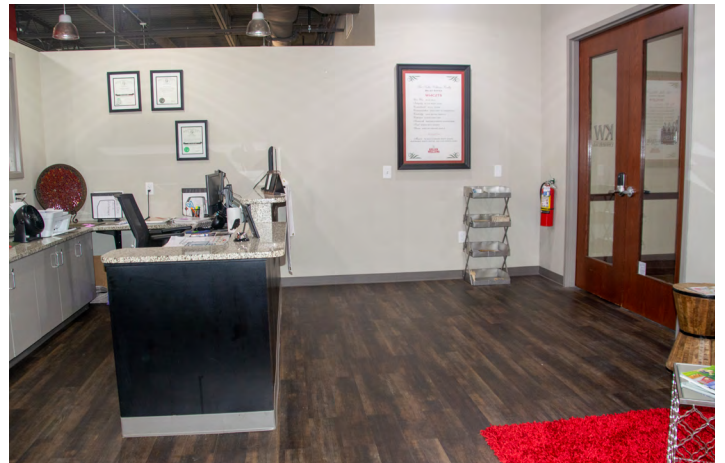
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