

717 W. MORGAN ST.
RALEIGH, NC 27603

FOR SALE

Incredible Redevelopment Potential!

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PROPERTY OVERVIEW

AVAILABILITY

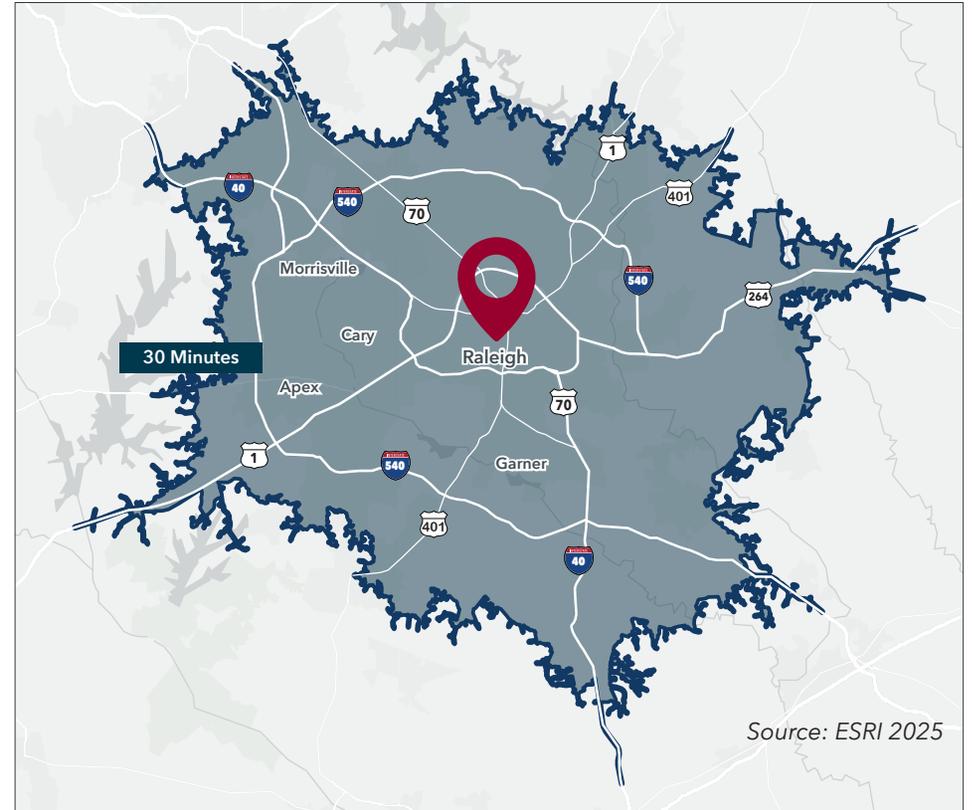
- 717 W. Morgan Street: ± 4,634 SF on ± 0.23 acres
- [View 3D Tour](#)
- Purchase price: \$1,400,000

PROPERTY HIGHLIGHTS

- 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
- 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](#)

- 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



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

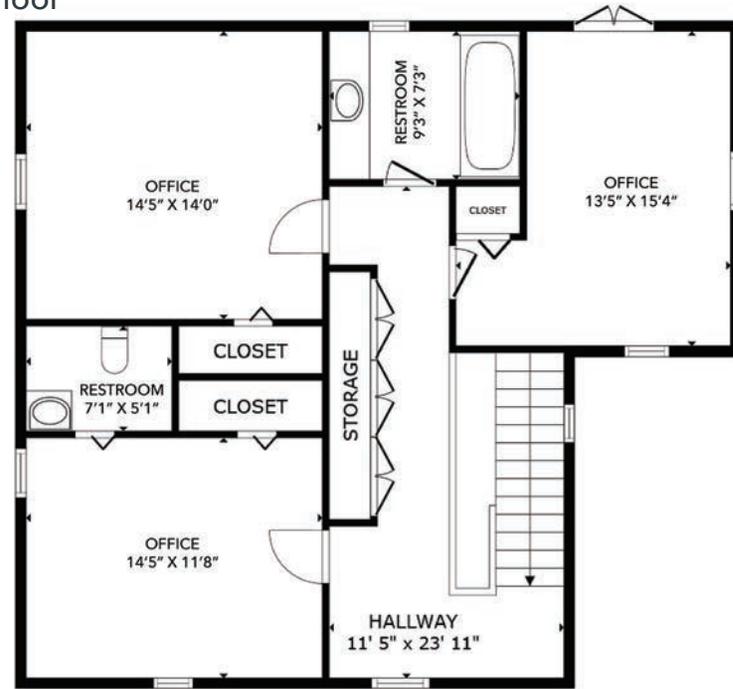
Source: ESRI 2025

FLOOR PLANS

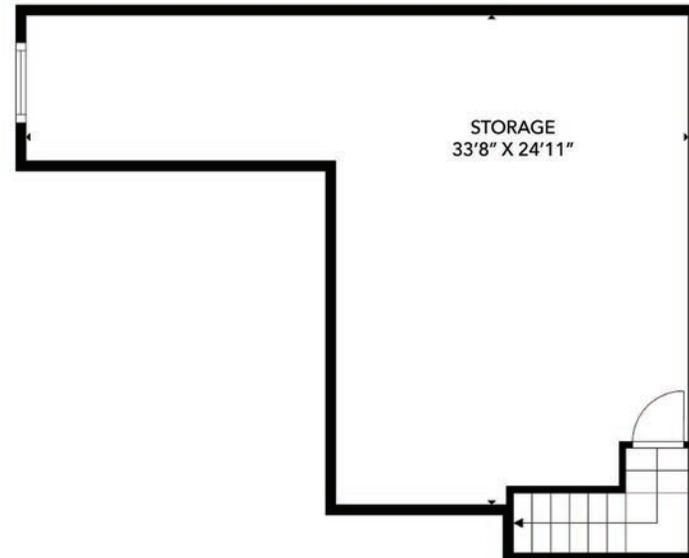
First Floor



Second Floor

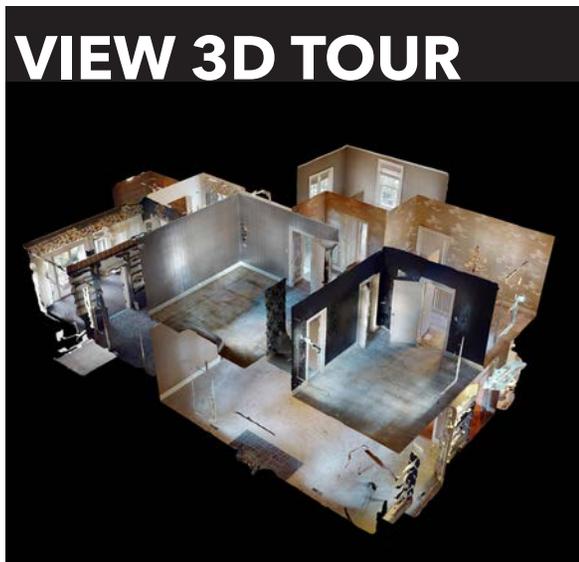


Basement



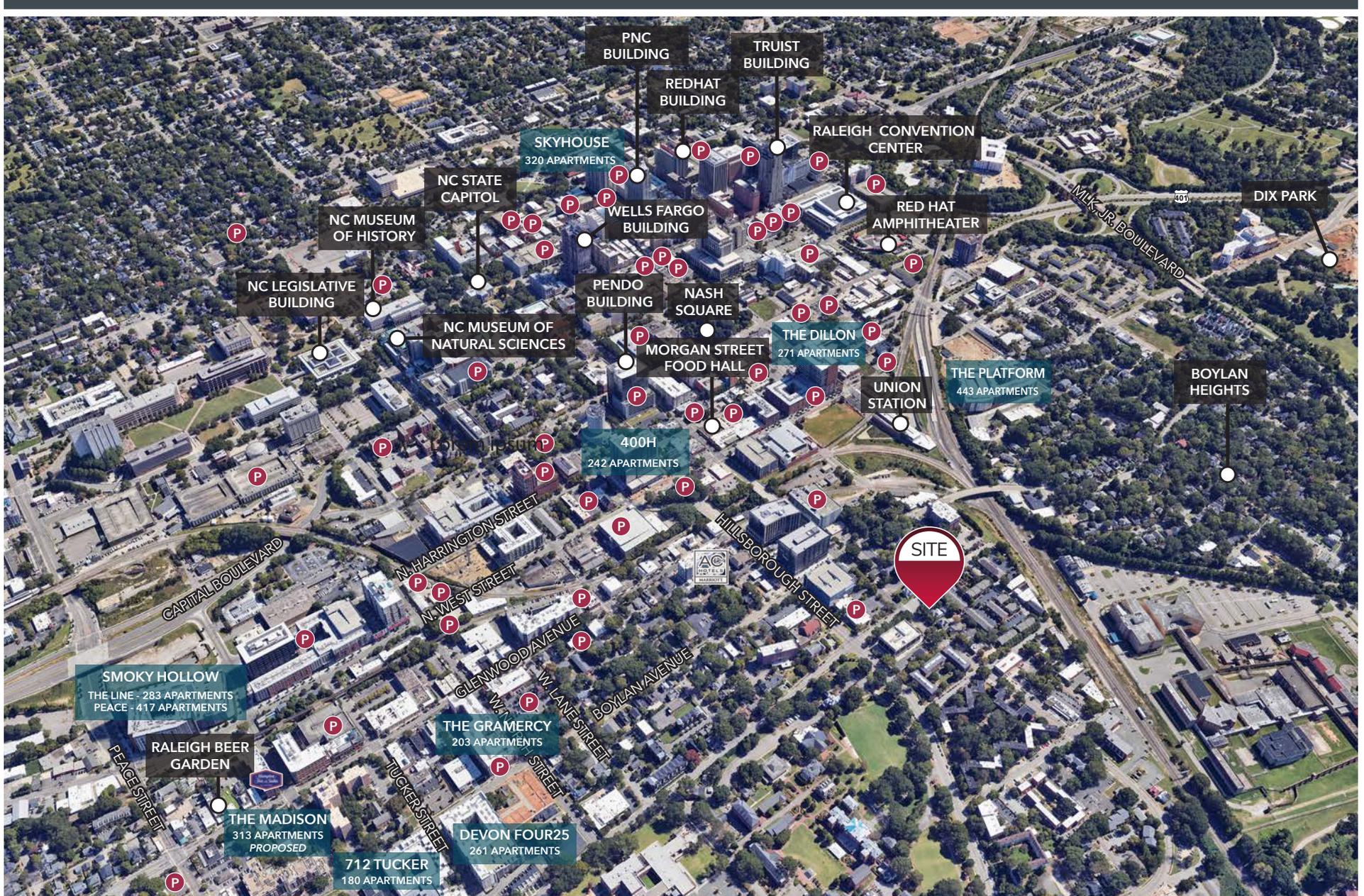
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717 W. MORGAN DETAILS



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AERIAL



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