



WEST CONDO INVESTMENT

DOWNTOWN RALEIGH PROPERTY FOR SALE

400 W North St, Raleigh, NC 27603



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PROPERTY HIGHLIGHTS

Rare ground floor restaurant, retail condominium, in downtown Raleigh for sale. It is only one of four commercial units at 400 West with 170 residential units above. Built in 2008, renovated in 2014 and a recently added kitchen in 2024; it sits along the bustling Glenwood South area.

Total GLA:	4,808 Square Feet
Pro Forma NOI	\$129,432.00
Price:	\$2,071,000.00
Cap Rate:	6.25%
Occupancy:	100%
Year Renovated:	2024
Term:	10 years and ten months
Lease Expiration:	October 31, 2034



This unique opportunity sits adjacent to the Smoky Hollow project, with the first downtown Raleigh Publix, nearly 42,000SF retail and two residential apartment towers. The historic Creamery redevelopment will add 41,400SF of retail, 280,000SF of Office at 404 Glenwood, and 306 residential units at Highline Glenwood. In addition, a One-Half acre public plaza.

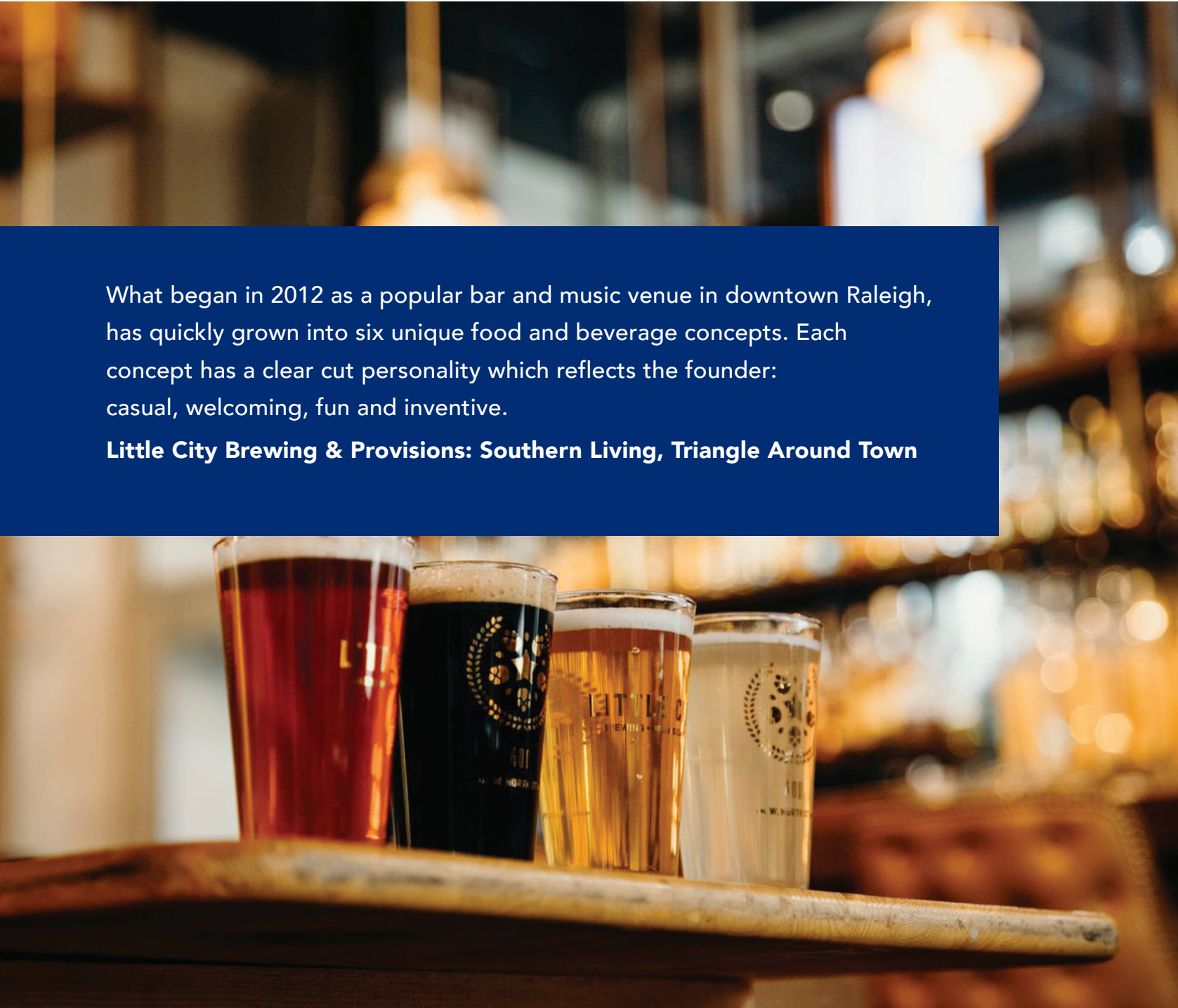
WHY RALEIGH

- 15 local colleges and universities
- 40,000 annual graduates with 25,000 from Tier-1 Universities
- 65% of Graduates live in the area after college
- Raleigh & Durham, NC #3 best places to live from US News & World Report 2023-2024
- Raleigh ranks #7 Best big cities to live in America from Stacker Feb 2024
- Raleigh has the #2 Hottest housing market in the US from US News & World Report Feb 2024
- Raleigh in the Top 10 Best Cities in the South from Southern Living March 2024



SEASONED OPERATORS: LOCAL ICON NC HOSPITALITY

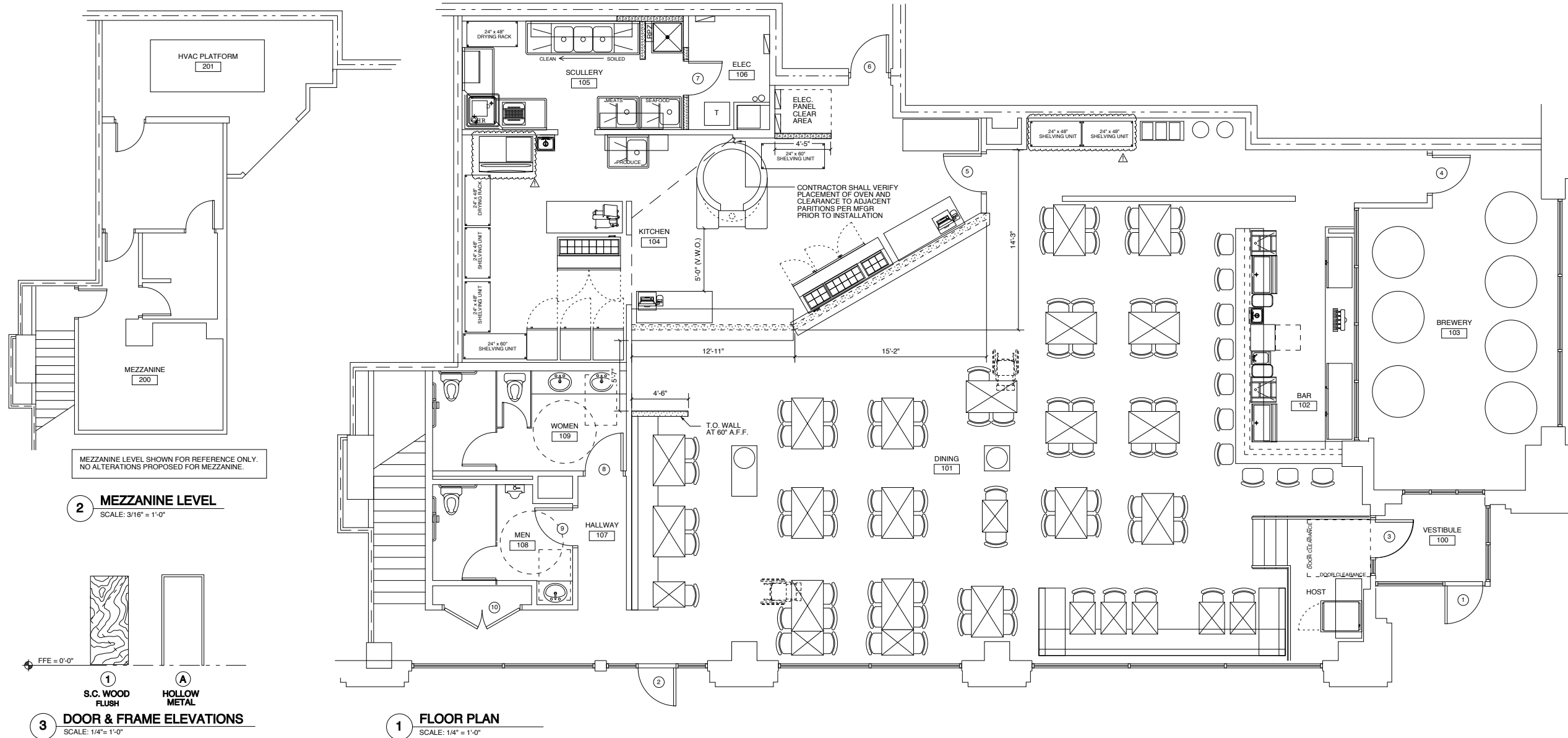
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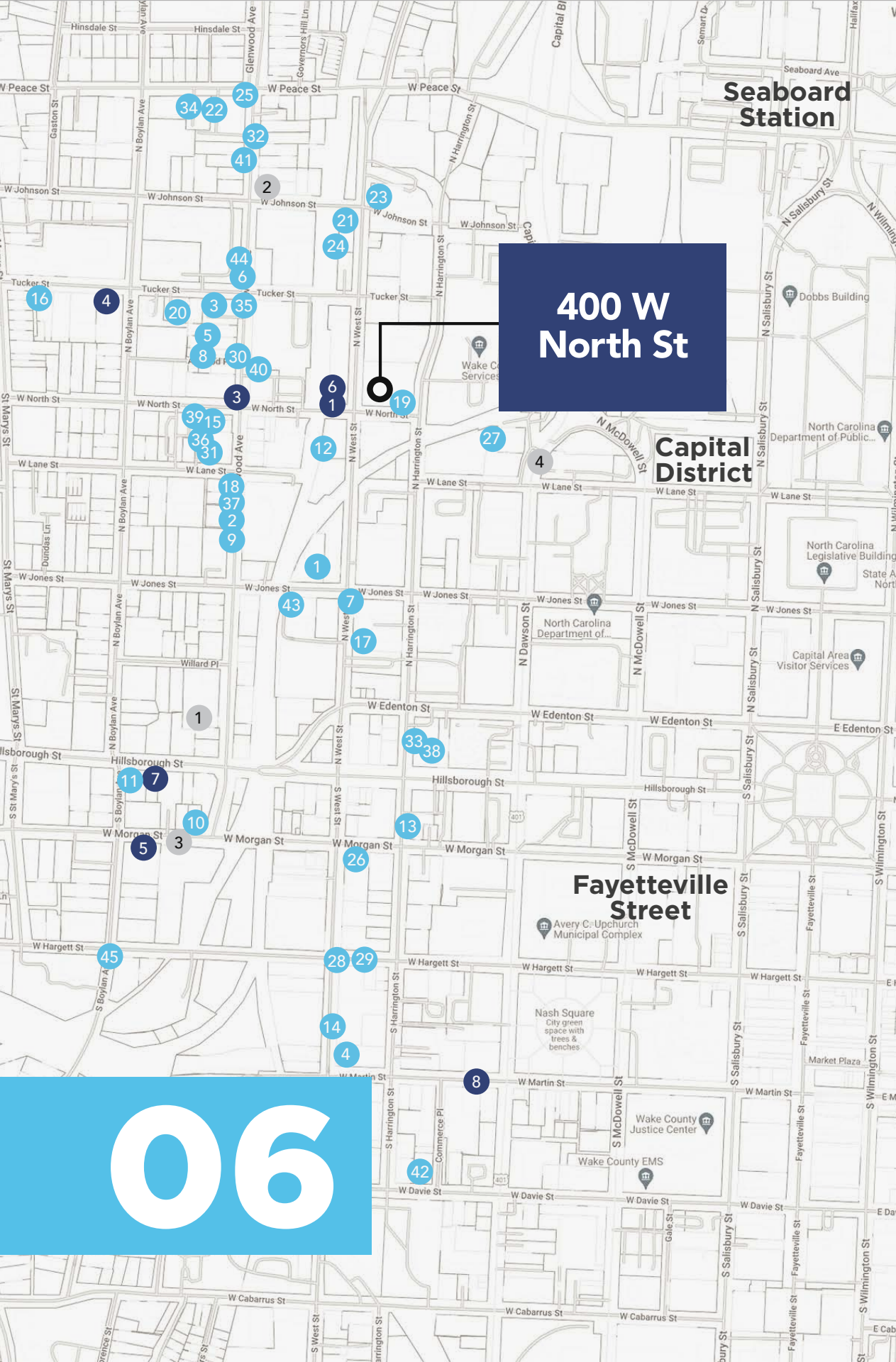
What began in 2012 as a popular bar and music venue in downtown Raleigh, has quickly grown into six unique food and beverage concepts. Each concept has a clear cut personality which reflects the founder: casual, welcoming, fun and inventive.

Little City Brewing & Provisions: Southern Living, Triangle Around Town





LOCATION FLOOR PLAN



400 W North St

LOCATION AMENITIES

Hotels

- 1 AC Hotel by Marriott Raleigh Downtown
- 2 Hampton Inn & Suites Raleigh Downtown
- 3 Hotel 83
- 4 The Longleaf Hotel and Lounge

Fitness Centers

- 1 Chisel Studio
- 2 Dose Yoga & Smoothie Bar
- 3 Heat Studios
- 4 HOTWORX
- 5 Iyengar Yoga Center
- 6 Studio Hargett Pilates
- 7 YogaSix
- 8 YOGA SOUL • LEC • TIVE

Restaurants & Cafes

- 1 42nd Street Oyster Bar
- 2 Anise Pho
- 3 Armadillo Grill
- 4 Barcelona
- 5 Botanical Lounge
- 6 Carolina Ale House
- 7 Clouds Brewing
- 8 Cortez Seafood & Cocktail
- 9 DeMos Pizzeria & Deli
- 10 Dram & Draught
- 11 First Watch
- 12 Five Star Restaurant
- 13 Flying Saucer Draught Emporium
- 14 Heirloom - Coffee, Tea, Kitchen
- 15 Hibernian Irish Pub
- 16 Iris Coffee Lab
- 17 Killjoy
- 18 La Santa Modern Mexican Food
- 19 Little City Brewing + Provisions Co.
- 20 Lucky B's
- 21 Madre
- 22 Mellow Mushroom
- 23 Midwood Smokehouse
- 24 MILKLAB
- 25 MoJoe's Burger Joint
- 26 Morgan Street Food Hall
- 27 Mulino Italian Kitchen & Bar
- 28 Oak Steakhouse
- 29 O-Ku
- 30 Pine State Public House
- 31 Plates Neighborhood Kitchen
- 32 Raleigh Beer Garden
- 33 Second Empire Restaurant & Tavern
- 34 Starbucks
- 35 Sullivan's Steakhouse
- 36 Sushi Blues Cafe
- 37 Sushi O Bistro & Sushi Bar
- 38 Taverna Agora Greek Kitchen & Bar
- 39 Thaiphon Bistro
- 40 The Ark Royal Tiki Bar
- 41 The Dogwood Bar & Eatery
- 42 The Pit Authentic Barbecue
- 43 Tobacco Road Sports Cafe & Brewery
- 44 Vidrio
- 45 Wye Hill Kitchen & Brewing

CALL US FOR MORE INFO

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