

OFFICE FOR SALE

MADISON CENTRE - 1804 MLK JR PKWY, STE 111

1804 Martin Luther King Junior Parkway, STE 111, Durham, NC 27707



OFFERING SUMMARY

Sale Price:	\$230,000
Building Size:	9,992 SF
Available SF:	1,000 SF
Lot Size:	2.53 Acres
Year Built:	1986
Zoning:	OI
Market:	Raleigh/Durham
Submarket:	NC - S Durham

PROPERTY OVERVIEW

A prime 1,000 SF first-floor office suite for sale at 1804 Martin Luther King Jr. Parkway, Suite 111. Located in a highly sought-after commercial corridor, the property is surrounded by shopping centers, restaurants, banks, and cinemas, offering excellent convenience and accessibility. It is just minutes from Duke University, UNC, Research Triangle Park, and RDU International Airport.

The suite features three private offices, a reception area, a meeting room, an ADA-compliant restroom, kitchenette, and storage space. Recent upgrades include a brand-new HVAC system, fresh interior paint, and new flooring, providing a turnkey opportunity for an office, medical, or professional service user. Properties in this corridor rarely come to market, this is an exceptional opportunity to secure a high-demand commercial condo.

PROPERTY HIGHLIGHTS

- Prime First-Floor Suite – 1,000 SF at 1804 Martin Luther King Jr. Parkway, Suite 111.
- Convenient Access – Minutes from Duke, UNC, Research Triangle Park, and RDU Airport.
- Turnkey Condition – New HVAC, fresh paint, and updated flooring.
- Functional Layout – 3 private offices, reception, meeting room, ADA bathroom, kitchenette, and storage.
- High-Visibility Corridor – Near shopping, dining, banks, and entertainment.
- Rare Market Opportunity – Limited availability in a sought-after location.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated

OFFICE FOR SALE

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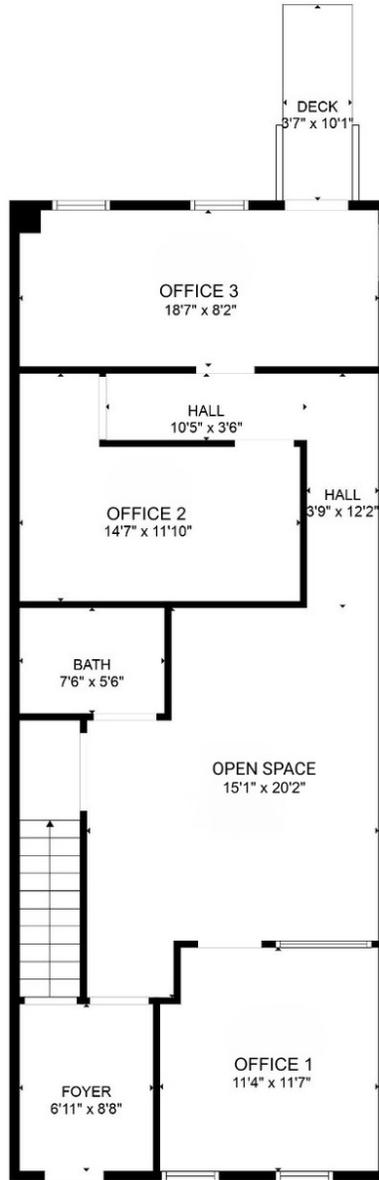
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OFFICE FOR SALE & LEASE

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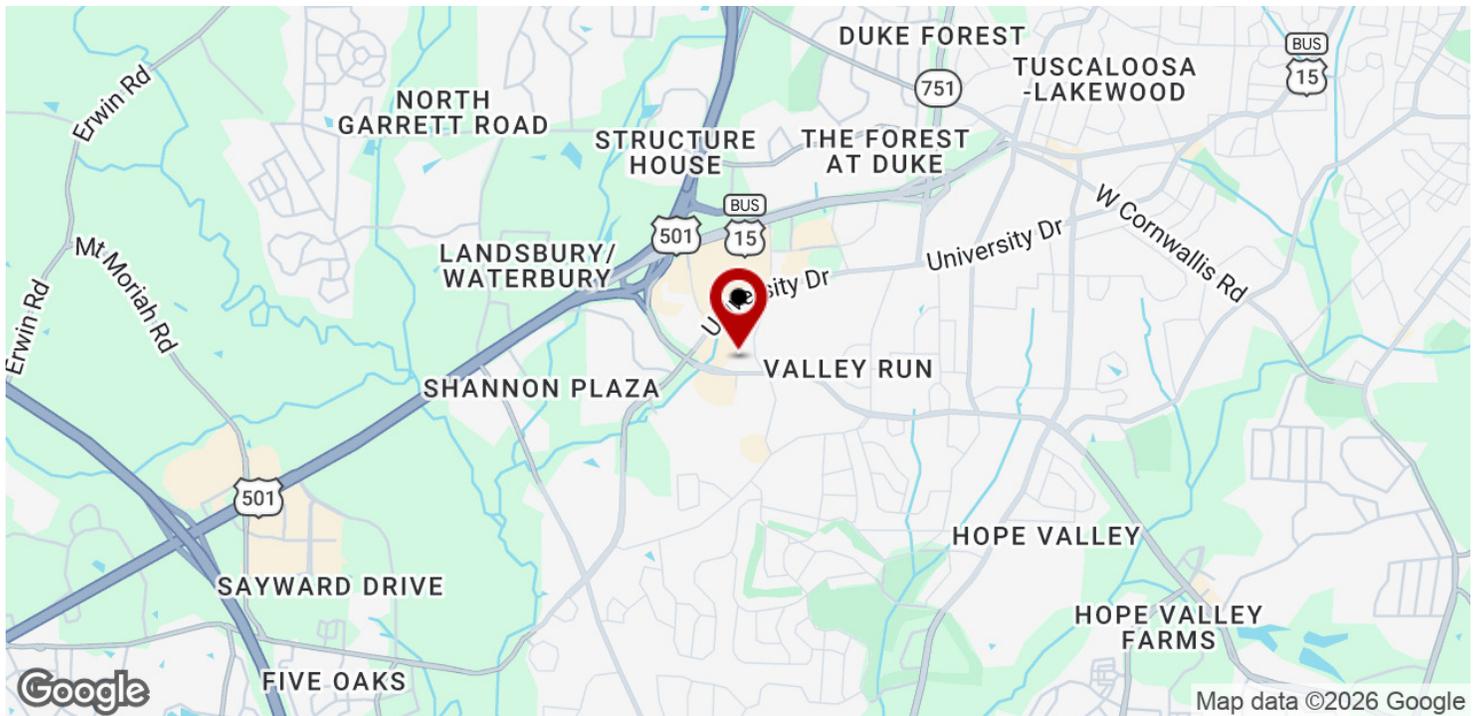
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Durham, NC 27713

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OFFICE FOR SALE

MADISON CENTRE - 1804 MLK JUNIOR PKWY, STE 111

1804 Martin Luther King Junior Parkway, STE 111, Durham, NC 27707



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