



## **701 Mutual Court, Raleigh, NC Entire Building For Sale \$3.6M**

1st Floor - Leased (Income Producing Condo Unit 100)  
4,034 SF - 5 Year Lease with Alpha Wellness Center  
2nd Floor - For Sale and For Lease (Requires Up Fit  
Unit 200) 4,034 SF Large Entrance and Parking Lot



**Steve Gillooly**

Gillooly & Associates Realty, LLC  
6573 Wakefalls Dr, Wake Forest, NC 27587  
[sgillooly@gilloolyrealty.com](mailto:sgillooly@gilloolyrealty.com)  
(919) 612-9885

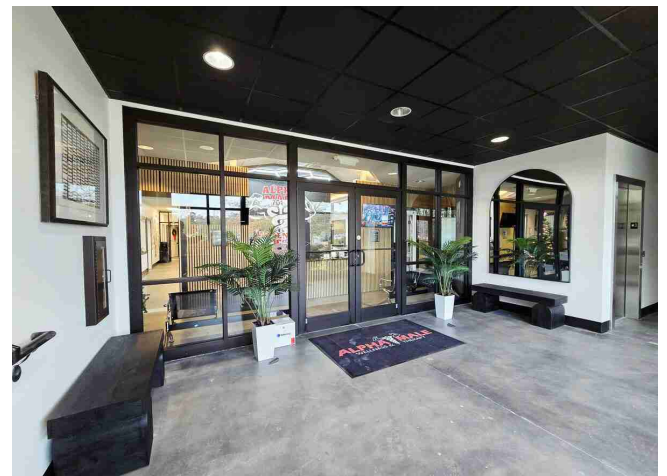


# 701 Mutual Court Raleigh

\$3,600,000

Prime Commercial Offering at 701 Mutual Court, Raleigh, NC. This entire two-story, 8,068 SF building is for sale, presenting a rare ownership opportunity in the heart of North Raleigh. This property provides immediate income from the fully leased first floor, while the vacant second floor offers flexibility for leasing, owner occupancy, or sale.

- Entire 8,068 SF Office Building For Sale | Income + Upside
- Excellent Road Frontage and Visibility along Strickland & Falls Of Neuse Road
- Close to Major Highways, Amenities, and Growth Corridors
- Immediate Cash Flow with Strong Leasing Upside - Or End Use Potential
- Fully Leased 1st Floor + Vacant 2nd Floor Value-Add
- North Raleigh Office Asset | Elevator | Prime Location



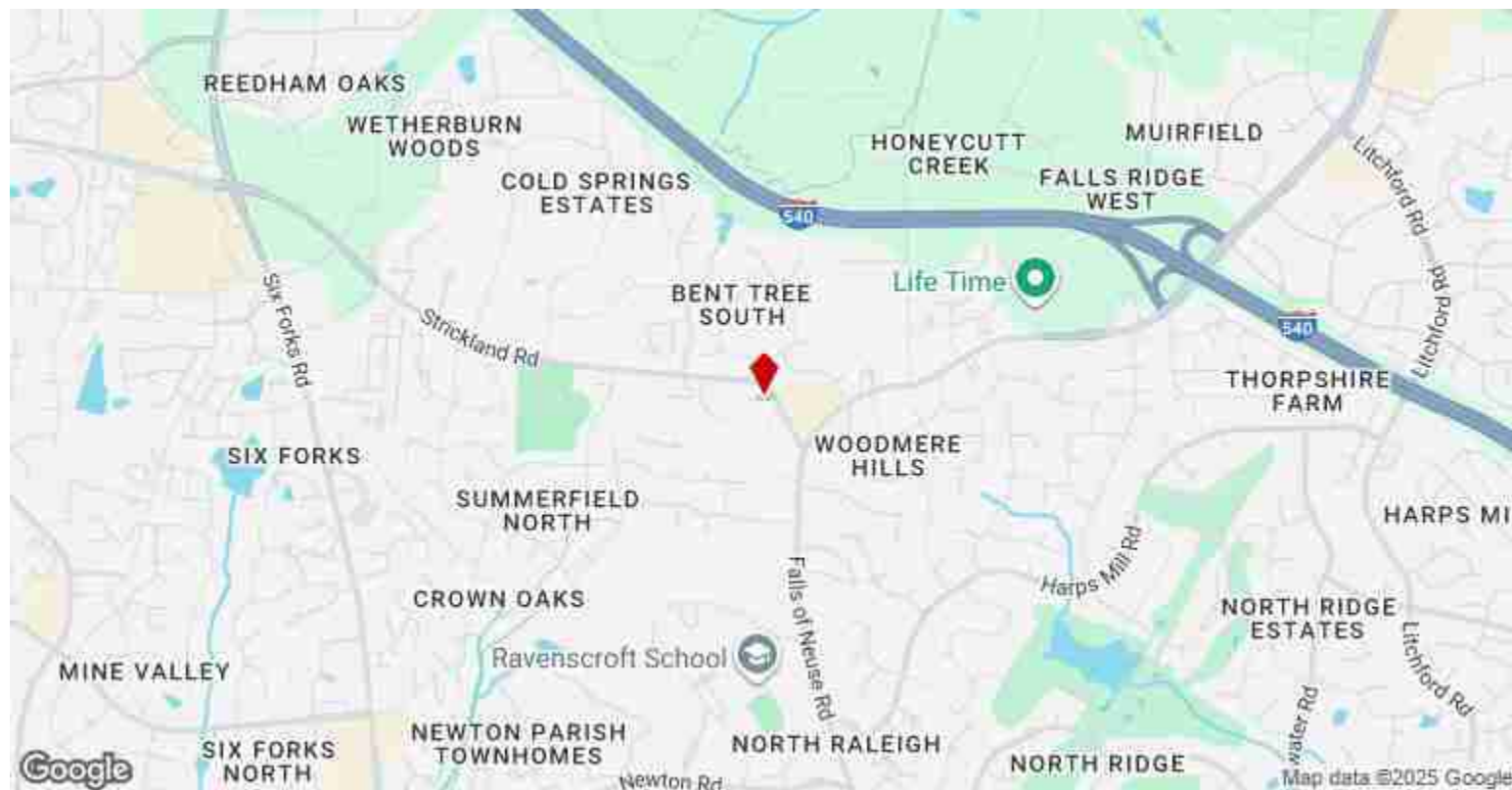
Price:	\$3,600,000
Property Type:	Office
Building Class:	B
Sale Type:	Investment and/or Owner User
Lot Size:	1.79 AC
Gross Building Area:	8,068 SF
Leased Building Area:	4,034 SF
No. Stories:	2
Year Built:	2016
Tenancy:	Multi
Parking Ratio:	3.22/1,000 SF
Zoning Description:	OX-4
APN / Parcel ID:	1708.20-90-8294-000
Cross Streets:	Strickland Road + Falls Of Neuse
Median Home Value within a 2-Mile Radius:	\$401,515

---

## Major Tenant Information

---

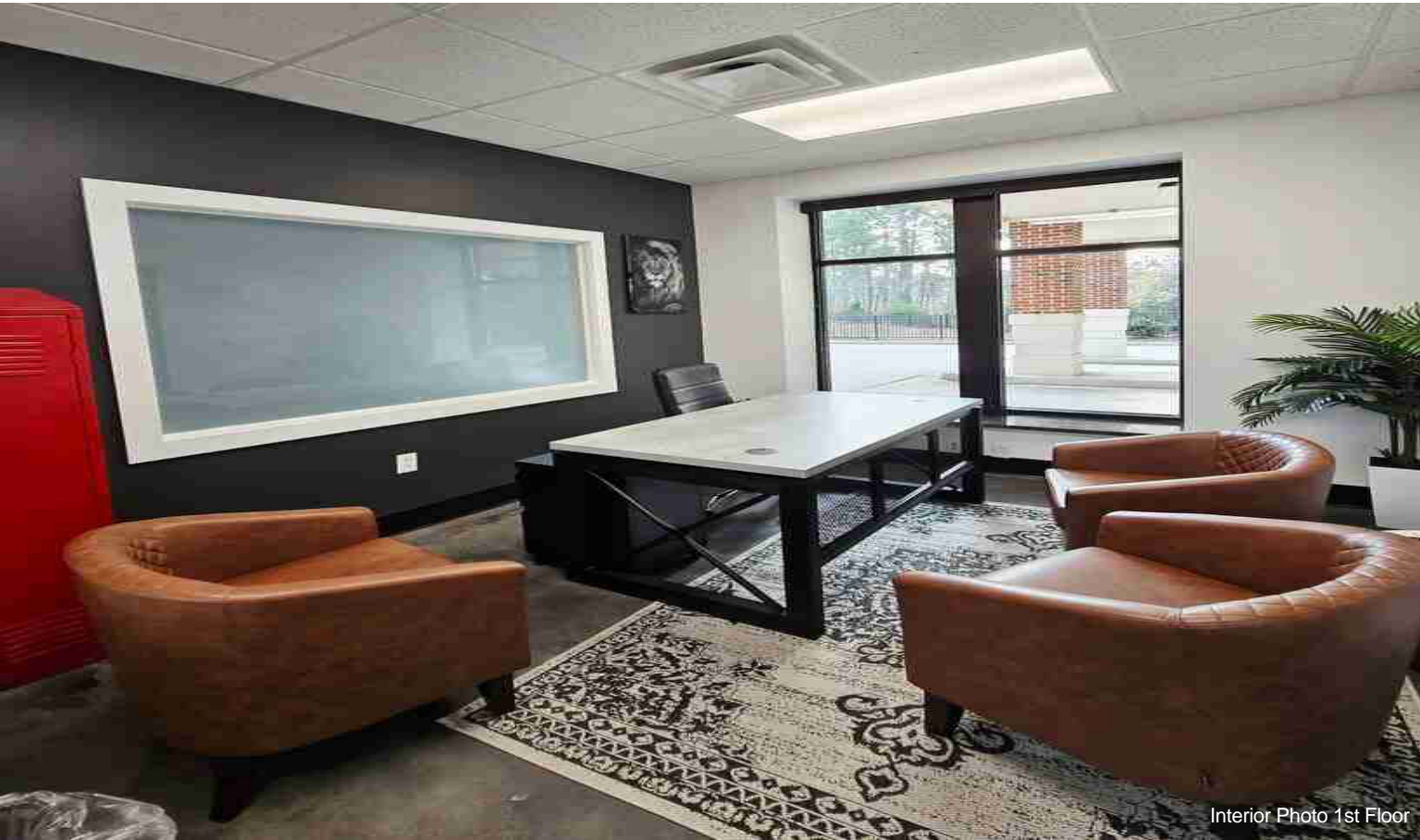
Tenant	SF Occupied	Lease Expired
Alpha Male Wellness	4,034 SF	2030



**701 Mutual Ct, Raleigh, NC 27615**



Property Photos

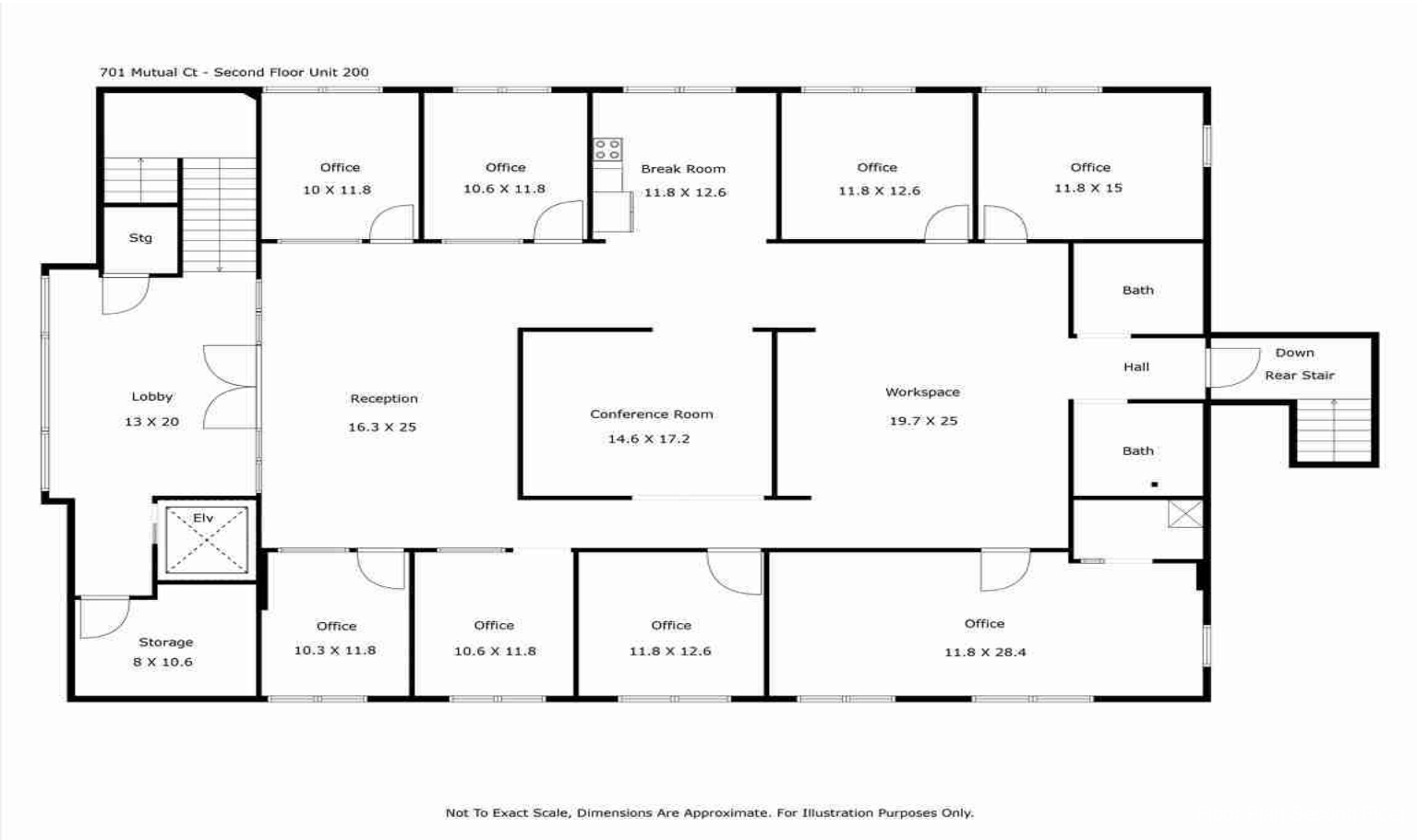


Interior Photo 1st Floor



**ESTIMATED AREAS**  
GLA FLOOR 1: 3898 sq. ft EXCLUDED AREAS 136 sq. ft  
Total GLA 3898 sq. ft, total area 4034 sq. ft  
Measurements Are Calculated Per Ncrec Guidelines And Ansi Z765-2021

# Property Photos





## Property Photos





## Property Photos



Interior Photo



Exterior Photo



## Property Photos

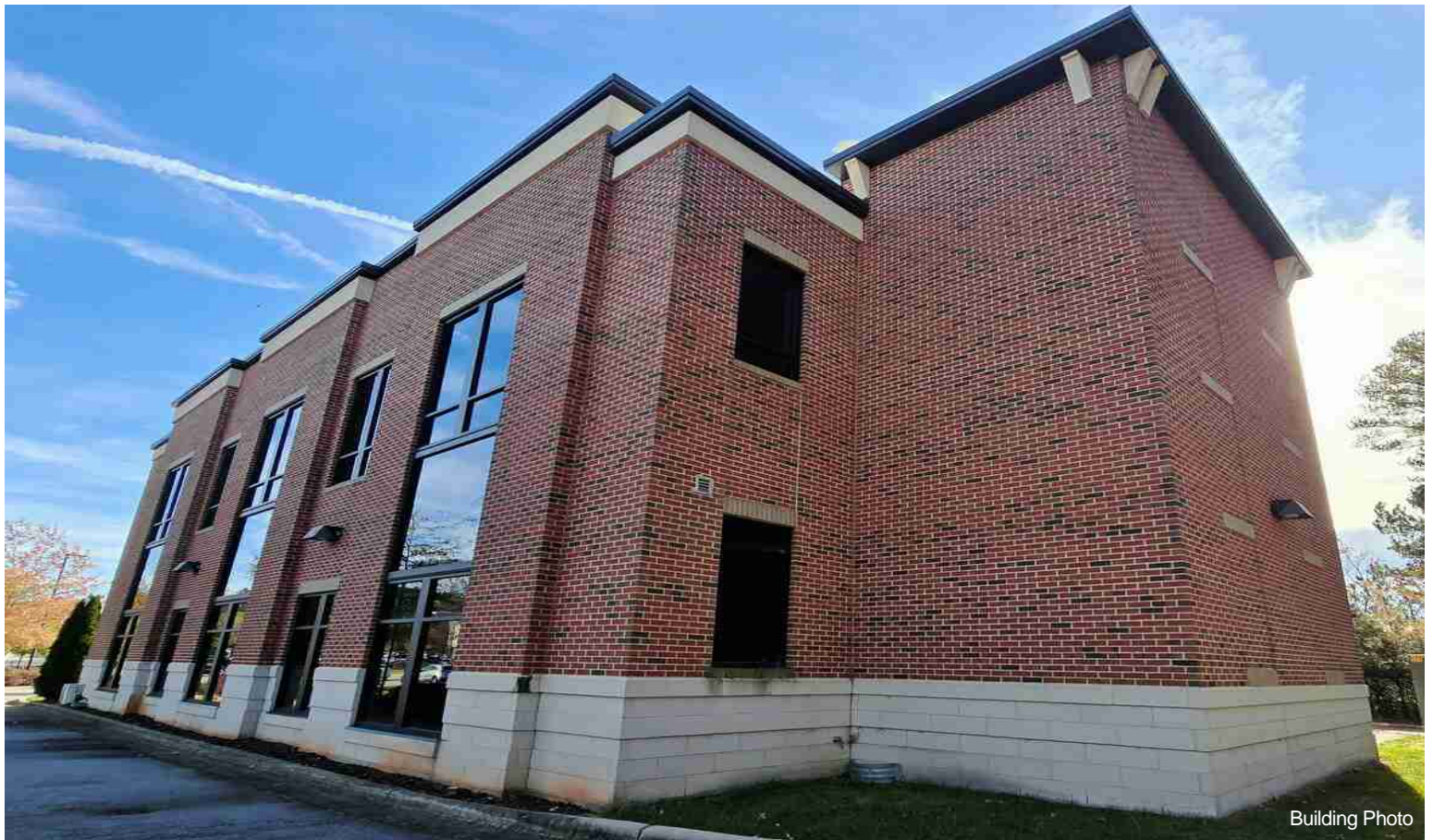




## Property Photos



Exterior Photo



Building Photo



## Property Photos





## Property Photos





## Property Photos





## Property Photos



Building Photo



Interior Photo 1st Floor



## Property Photos



Interior Photo 1st Floor



Interior Photo 1st Floor



## Property Photos



Interior Photo 1st Floor



Interior Photo 1st Floor



## Property Photos



Interior Photo 1st Floor



Interior Photo 1st Floor



## Property Photos

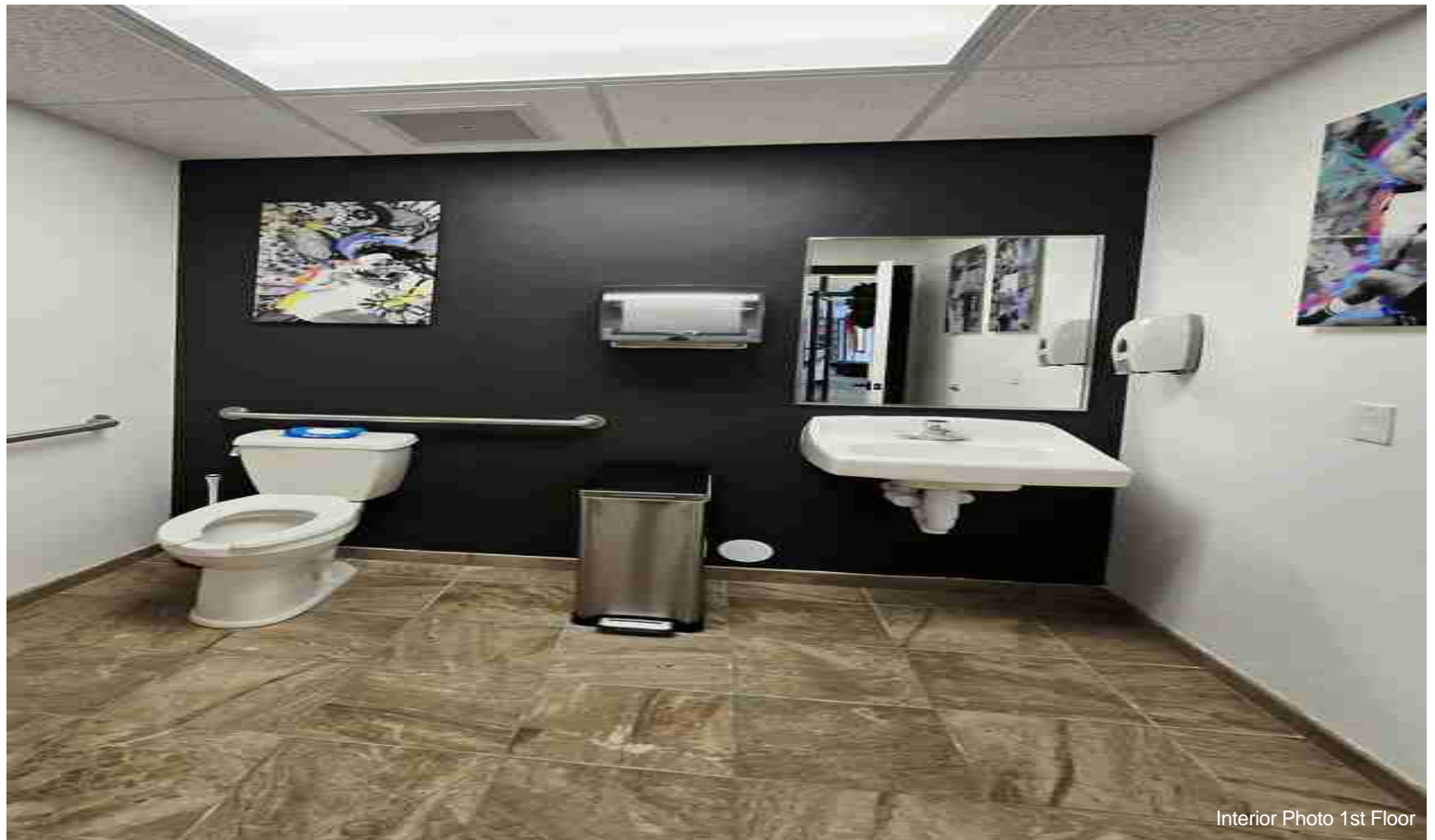




## Property Photos



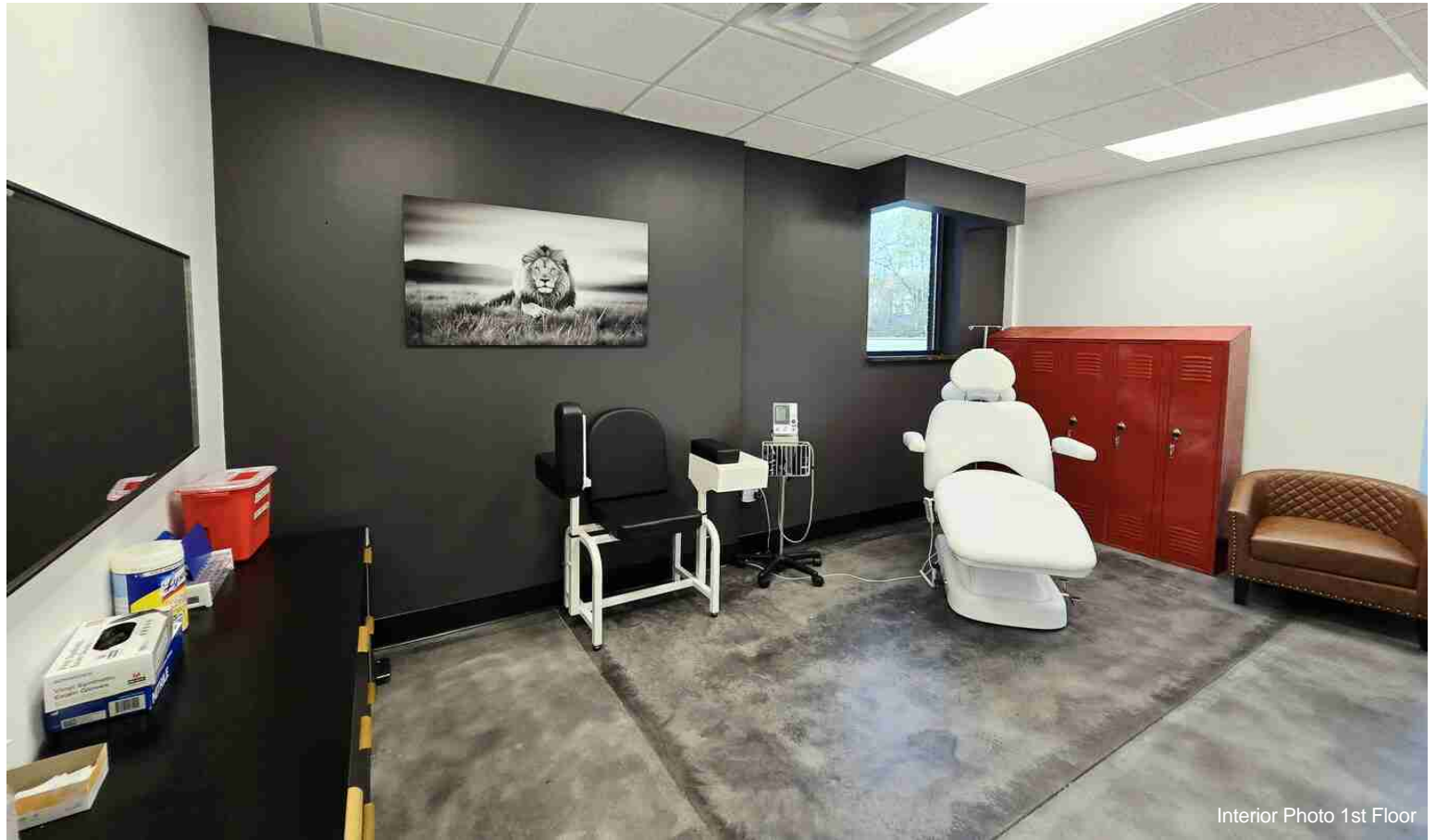
Interior Photo 1st Floor



Interior Photo 1st Floor

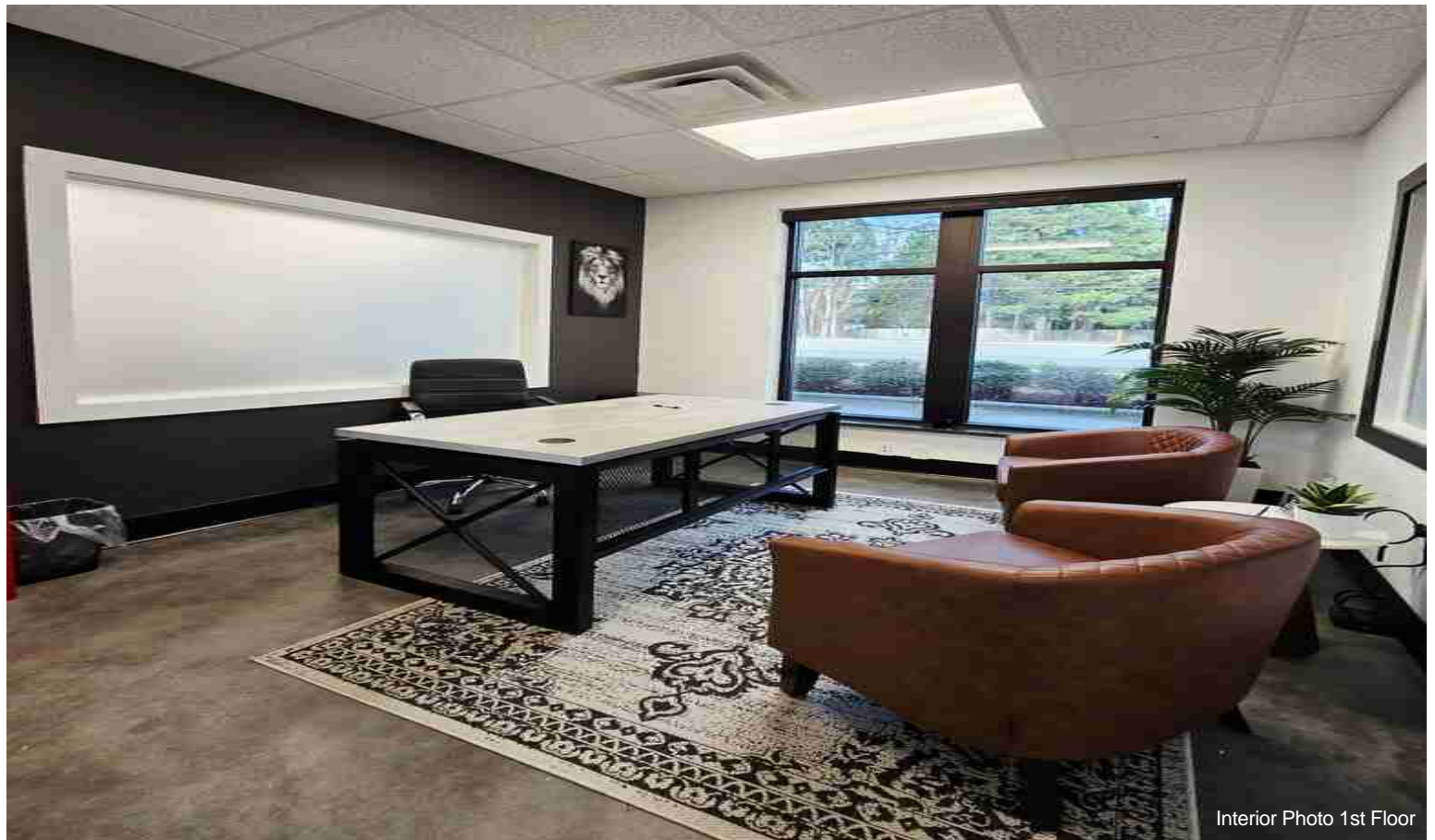


## Property Photos





## Property Photos

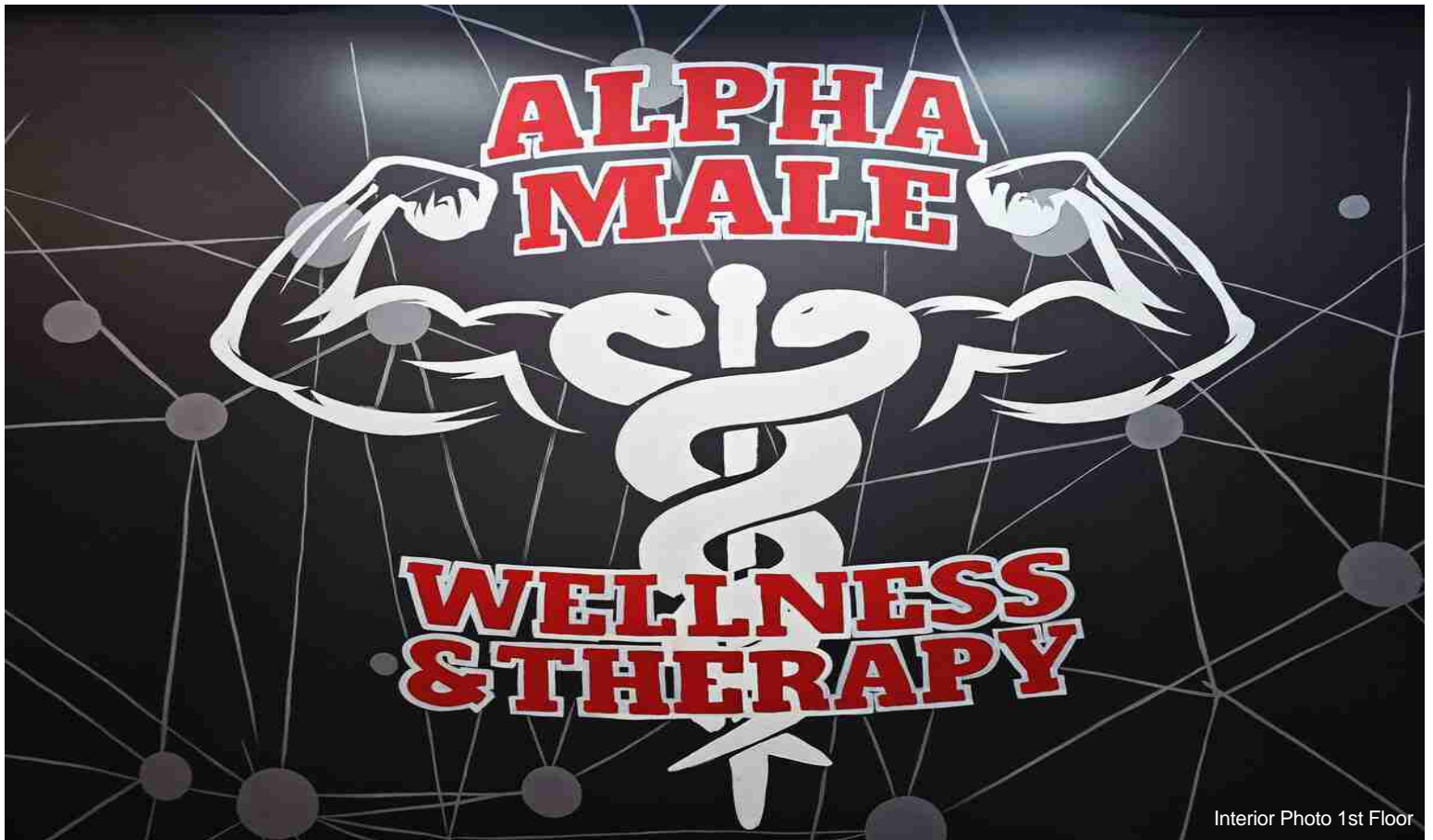




## Property Photos



Interior Photo 1st Floor



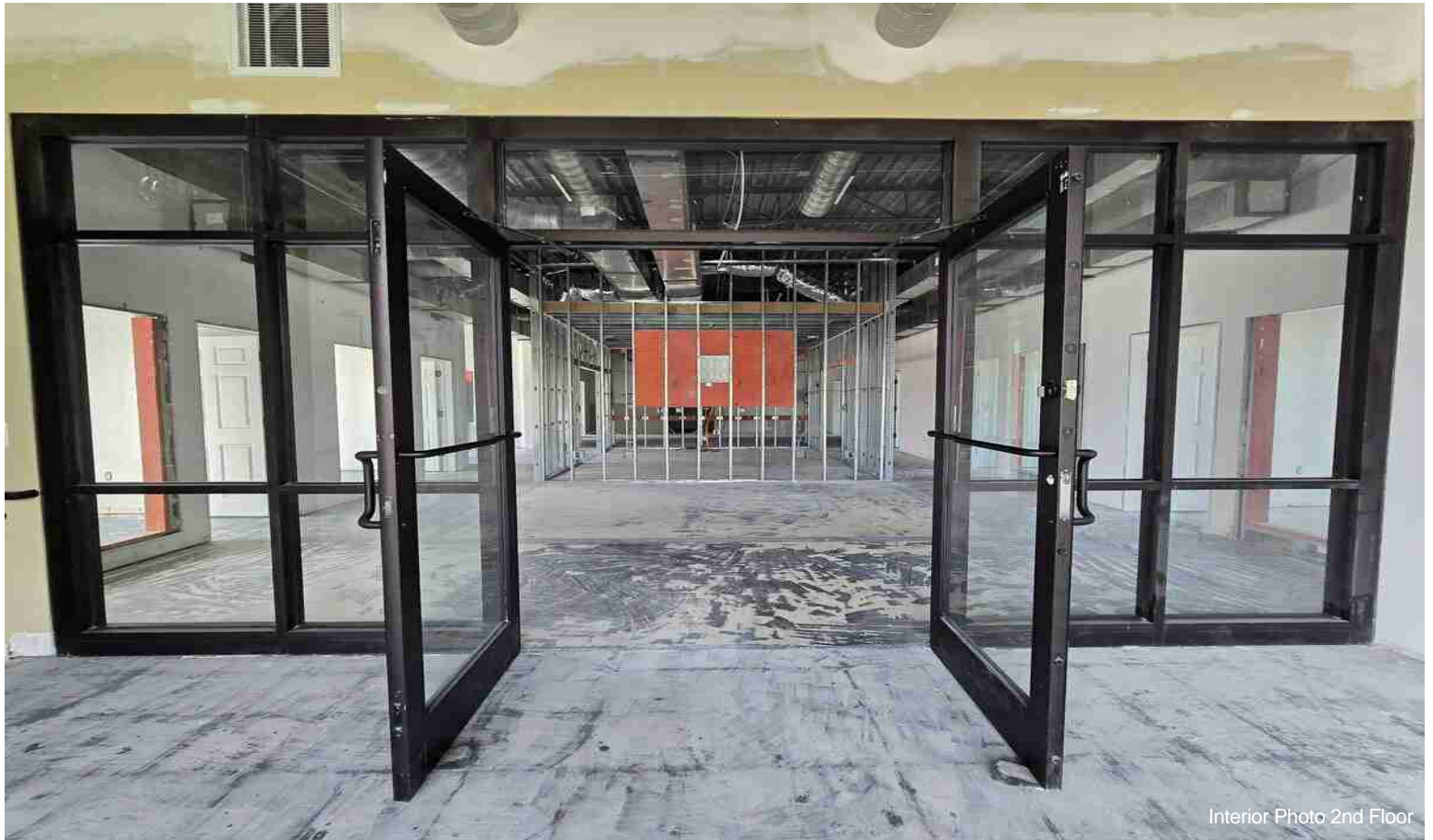
Interior Photo 1st Floor



## Property Photos



Interior Photo



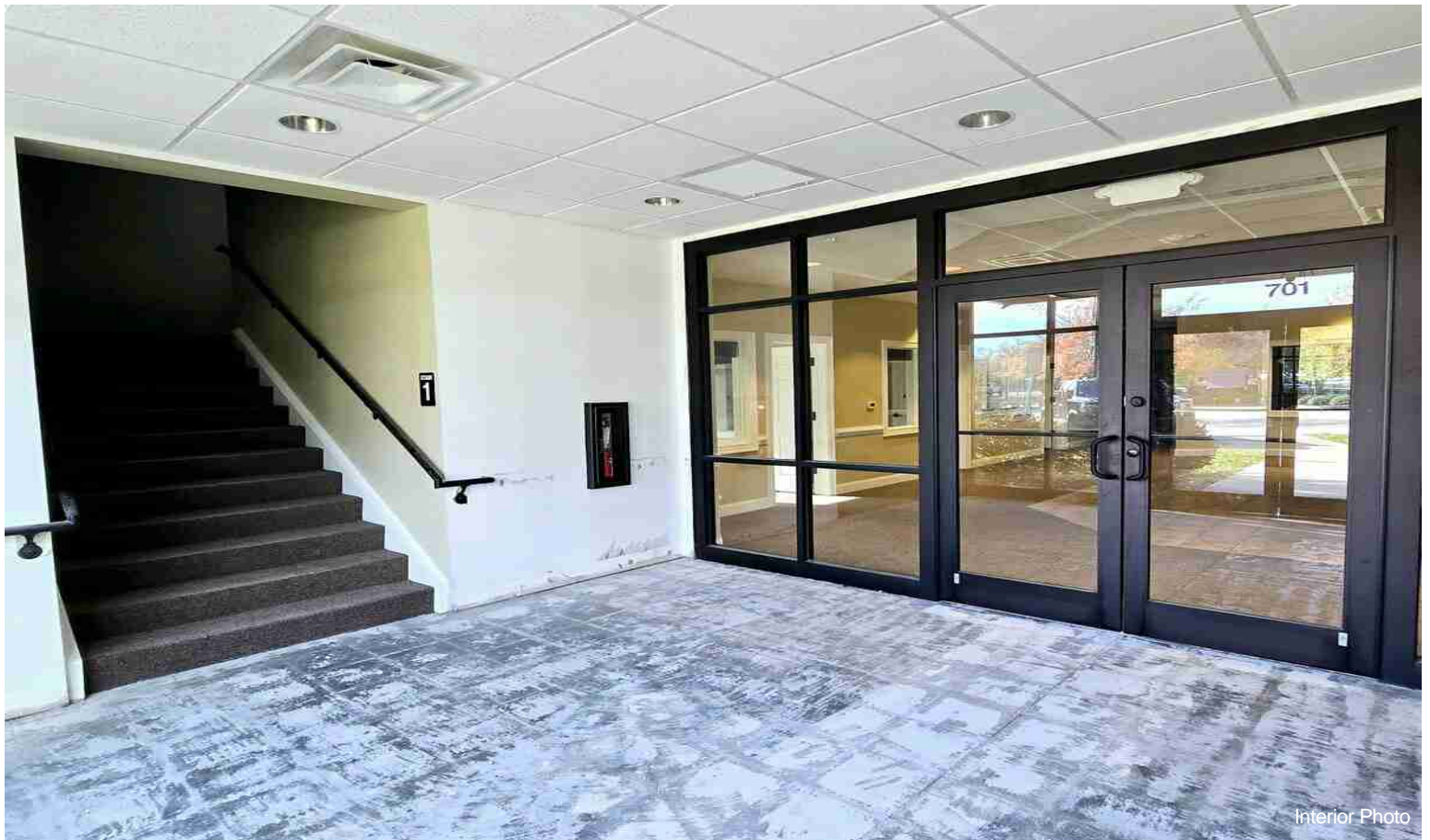
Interior Photo 2nd Floor



## Property Photos



Interior Photo 2nd Floor



Interior Photo



## Property Photos



Interior Photo 2nd Floor



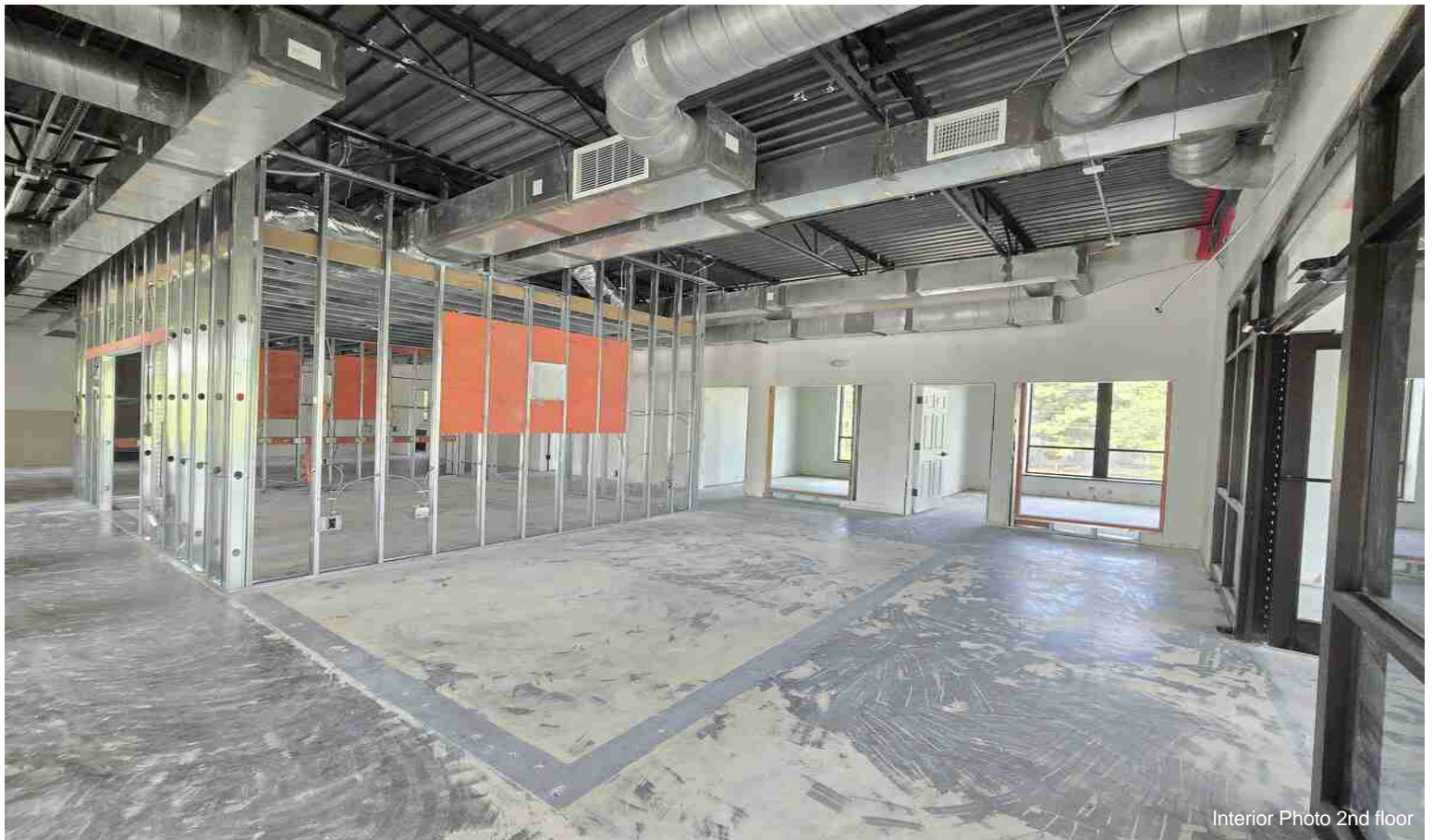
Interior Photo 2nd Floor



## Property Photos



Interior Photo 2nd floor



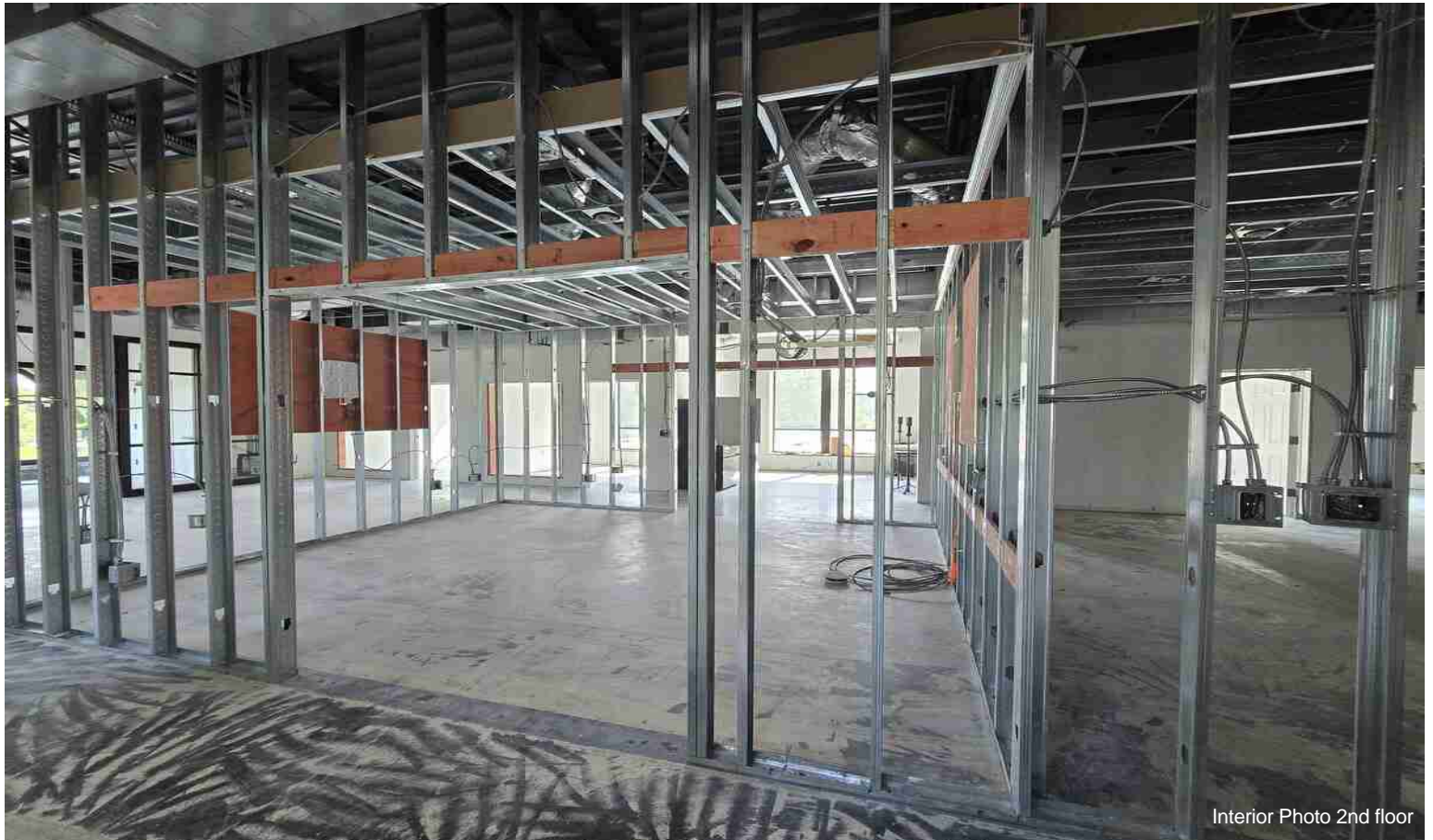
Interior Photo 2nd floor



## Property Photos



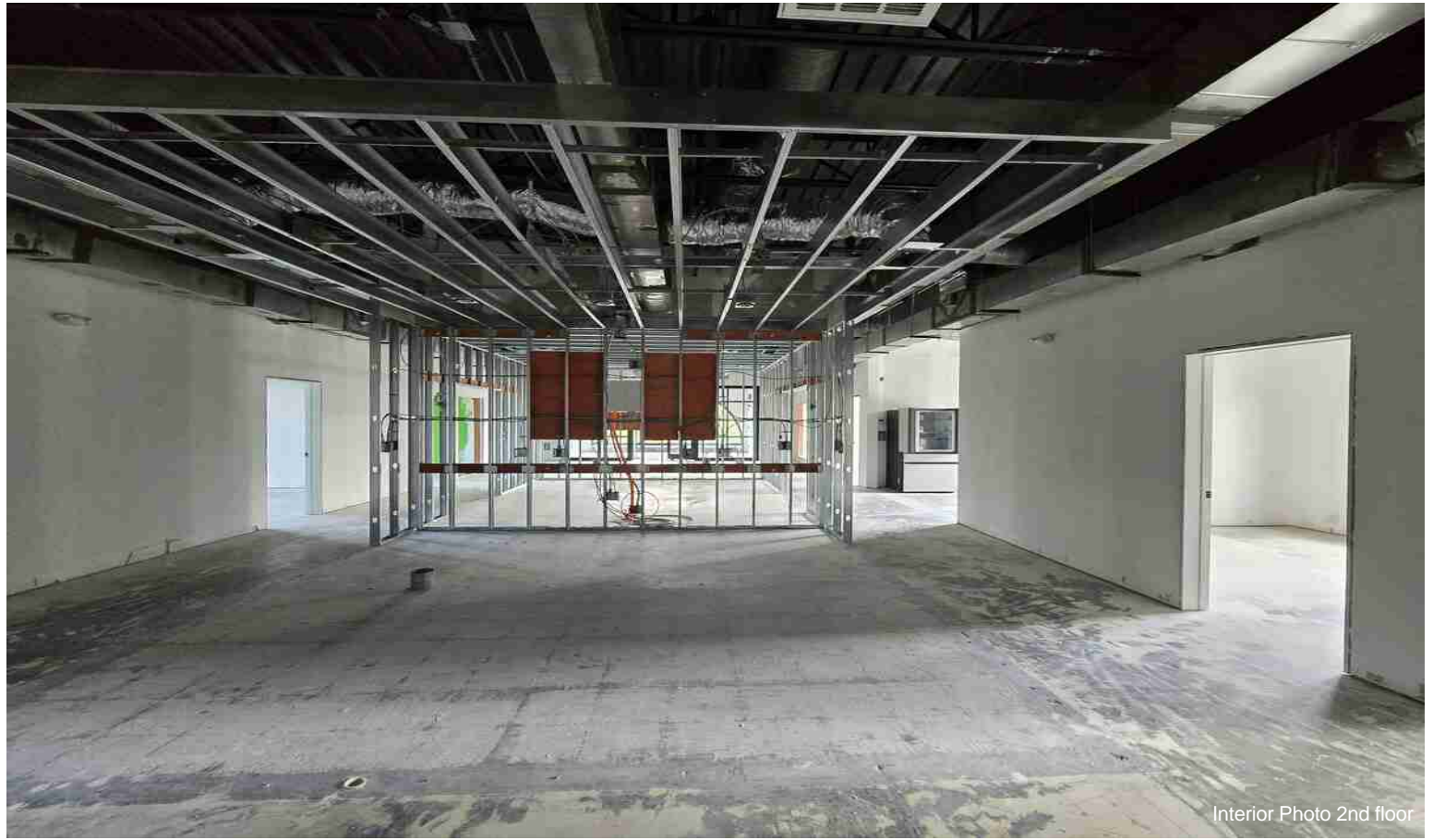
Interior Photo 2nd floor



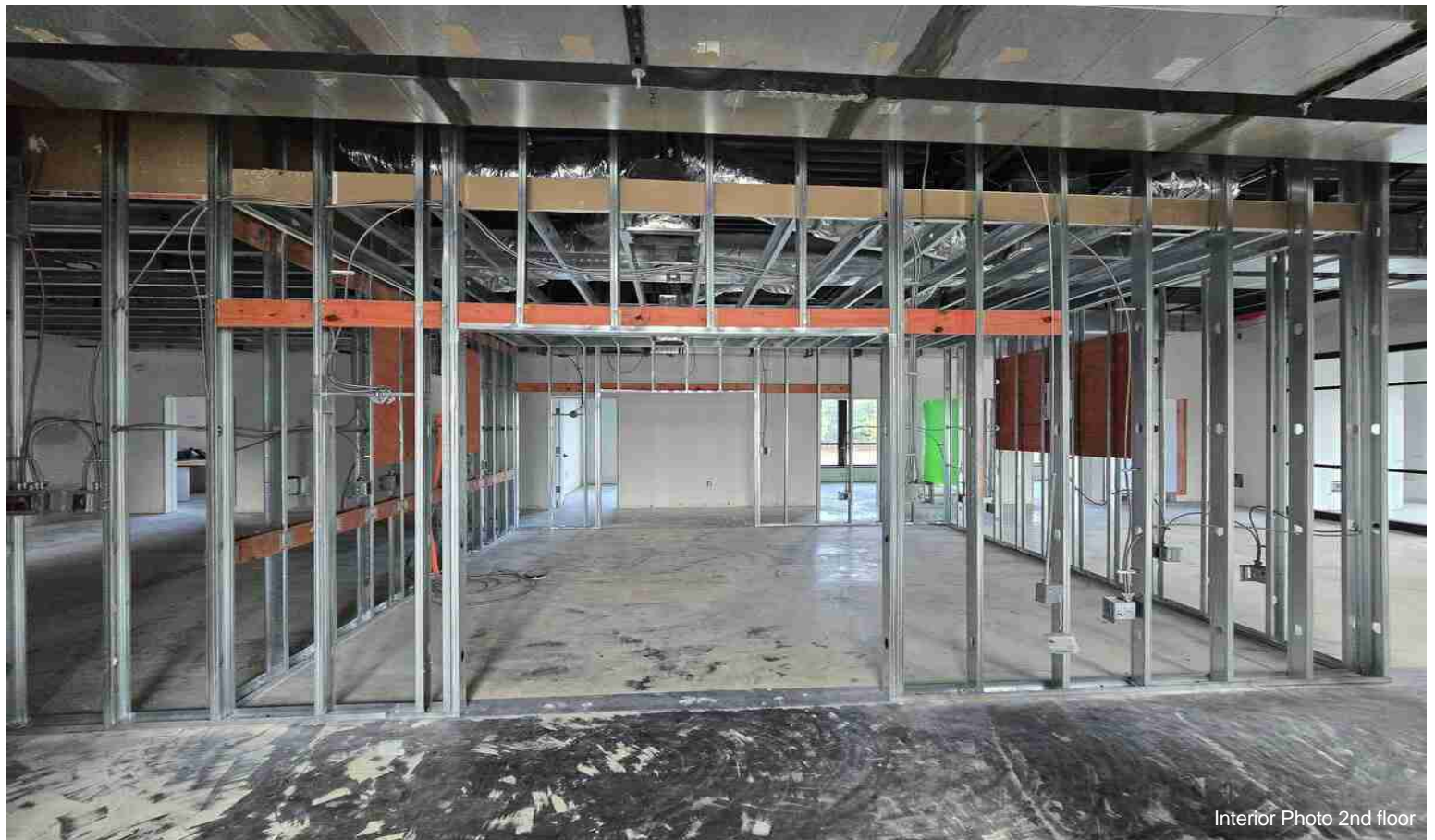
Interior Photo 2nd floor



## Property Photos



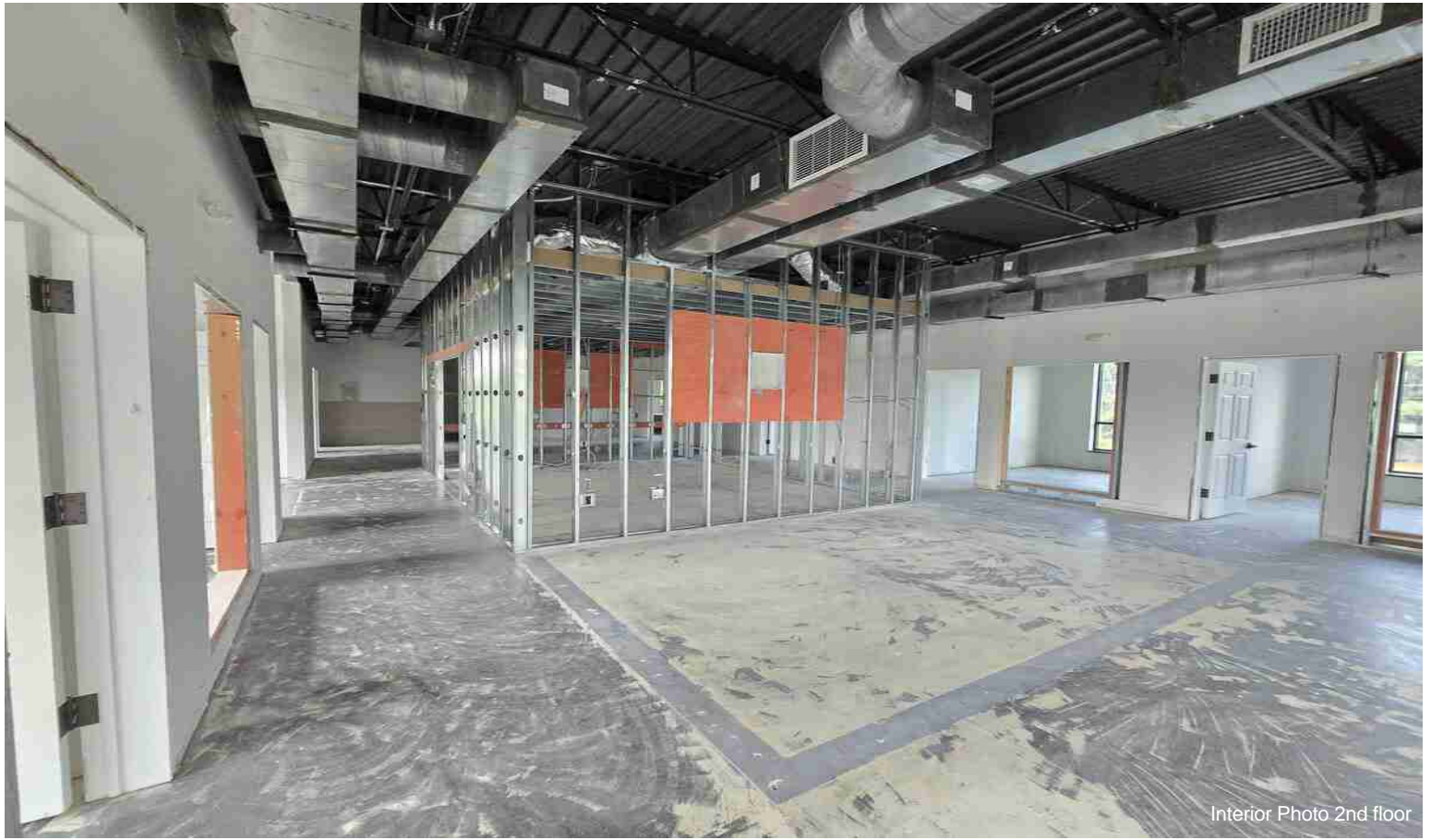
Interior Photo 2nd floor



Interior Photo 2nd floor



## Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor



## Property Photos





## Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor



## Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor



## Property Photos





## Property Photos





## Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor

## Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor



## Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor



## Property Photos





## Property Photos





## Property Photos





## Property Photos



Building Photo



Building Photo



## Property Photos





## Property Photos



Building Photo



Exterior Photo



## Property Photos



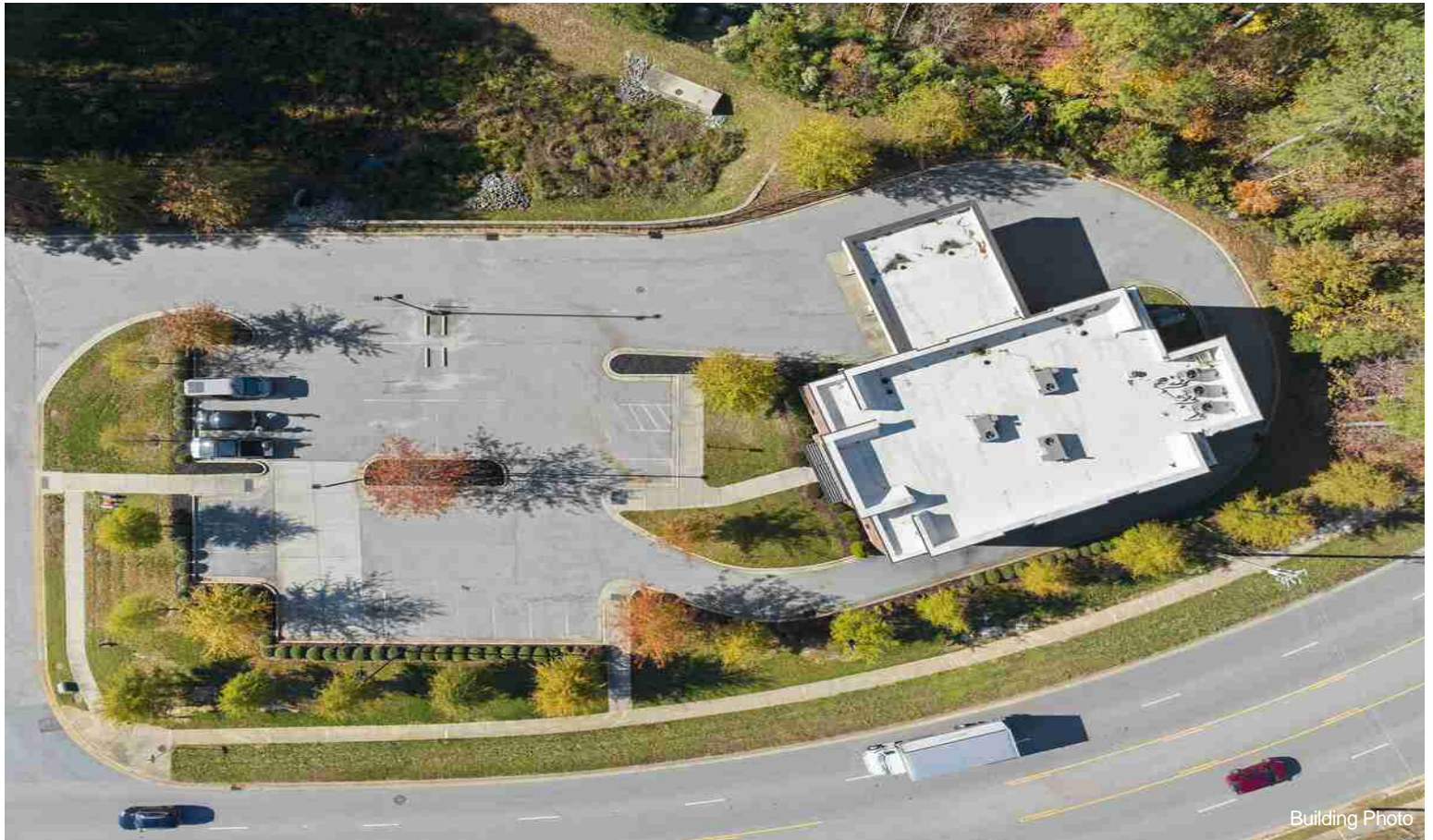
Building Photo



Building Photo



## Property Photos





## Property Photos

