

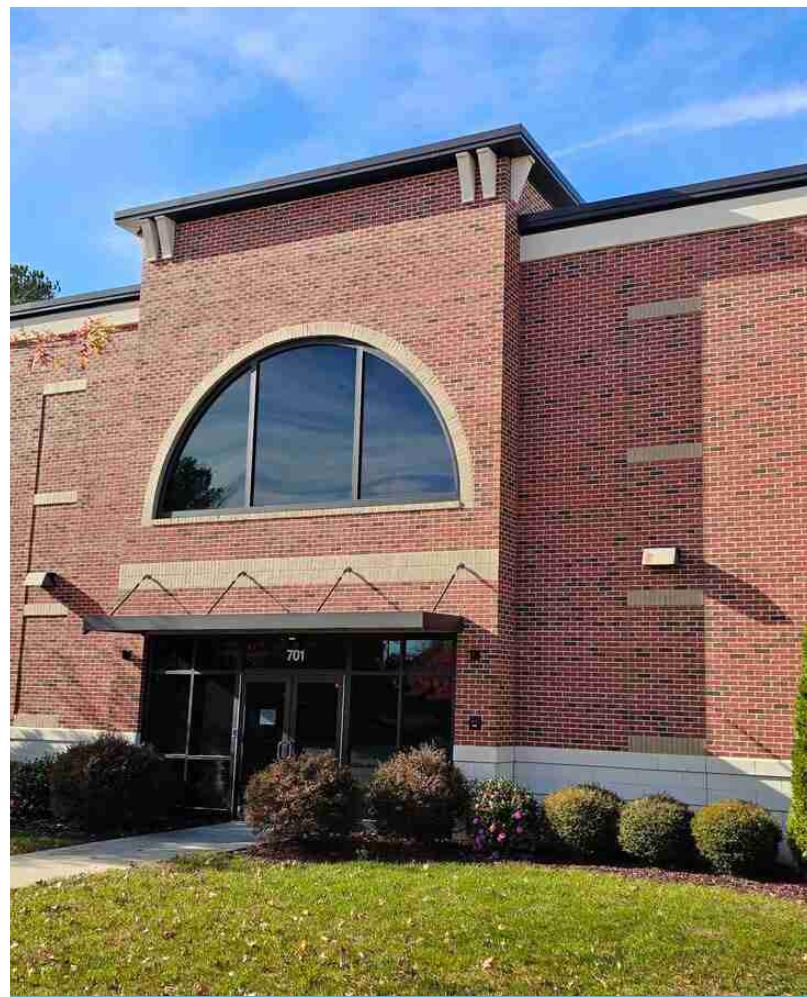


701 Mutual Court, Raleigh, NC Entire Building For Sale \$3.6M

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



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(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

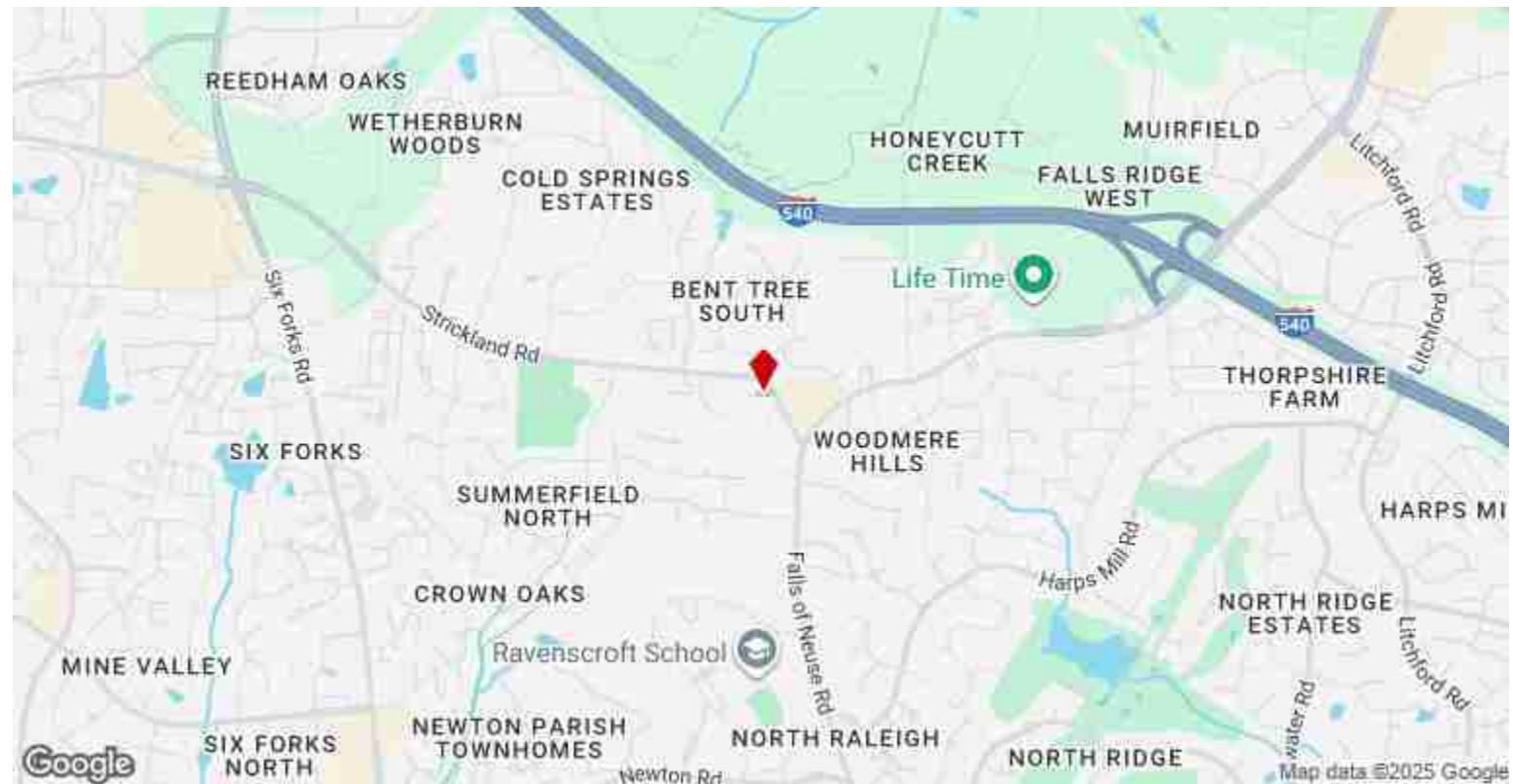
APN / Parcel ID: 1708.20-90-8294-000

Cross Streets: Strickland Road + Falls Of Neuse

Median Home Value within a 2-Mile Radius: \$401,515

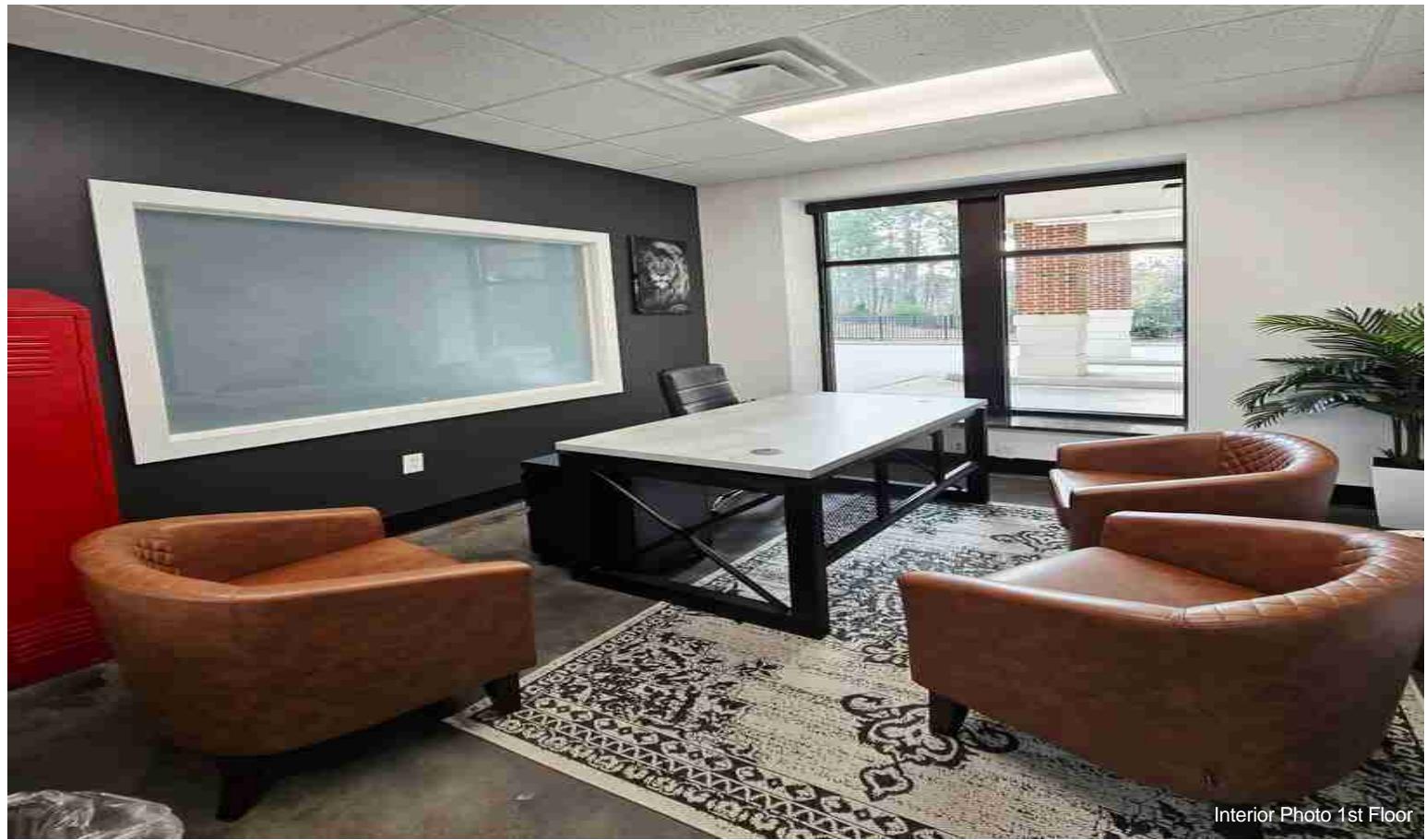
Major Tenant Information

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



701 Mutual Ct, Raleigh, NC 27615

Property Photos



Interior Photo 1st Floor

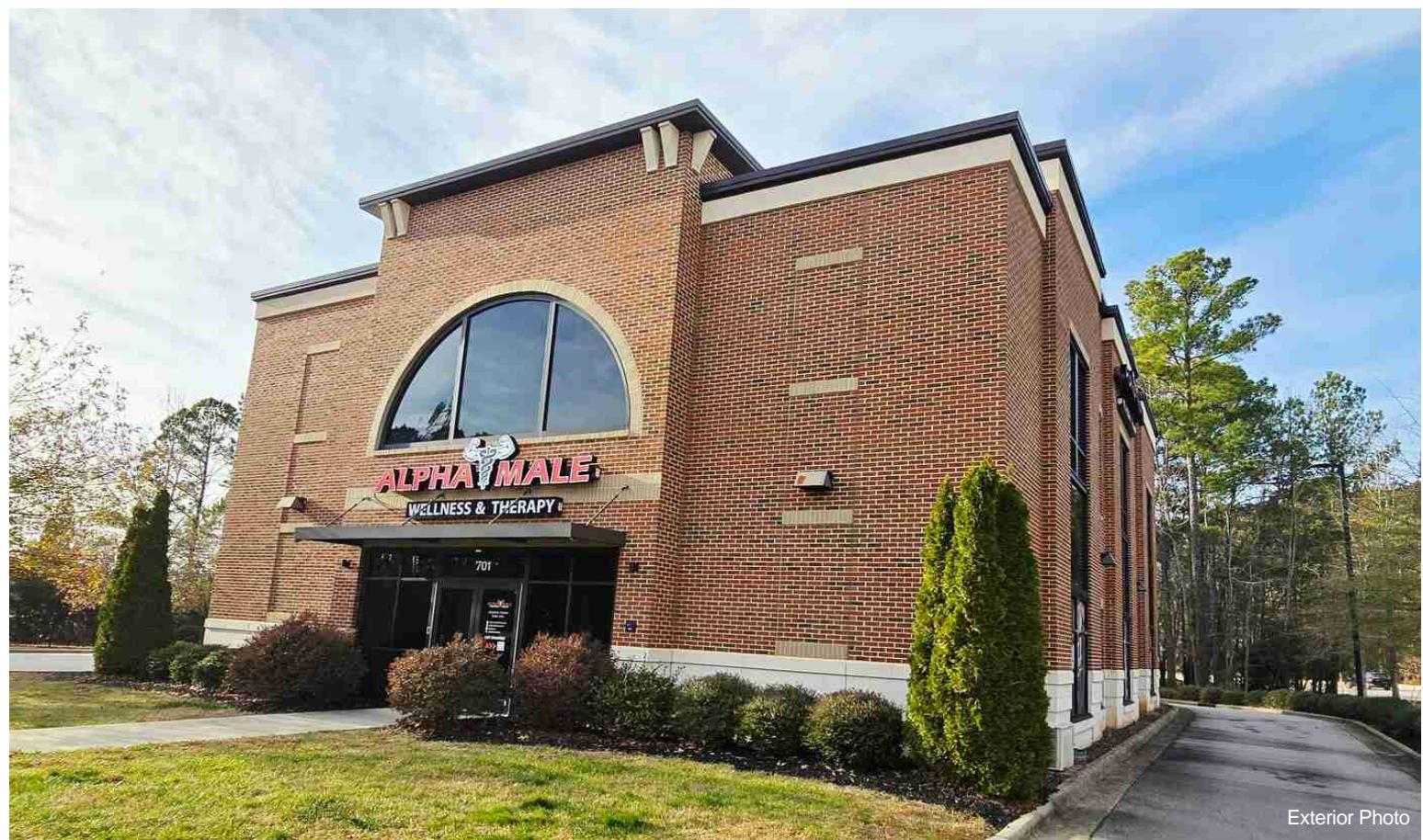


ESTIMATED AREAS

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 Necoc Guidelines And Ansi Z765-2021

Property Photos



Exterior Photo

Property Photos



Building Photo



Building Photo

Property Photos



Interior Photo

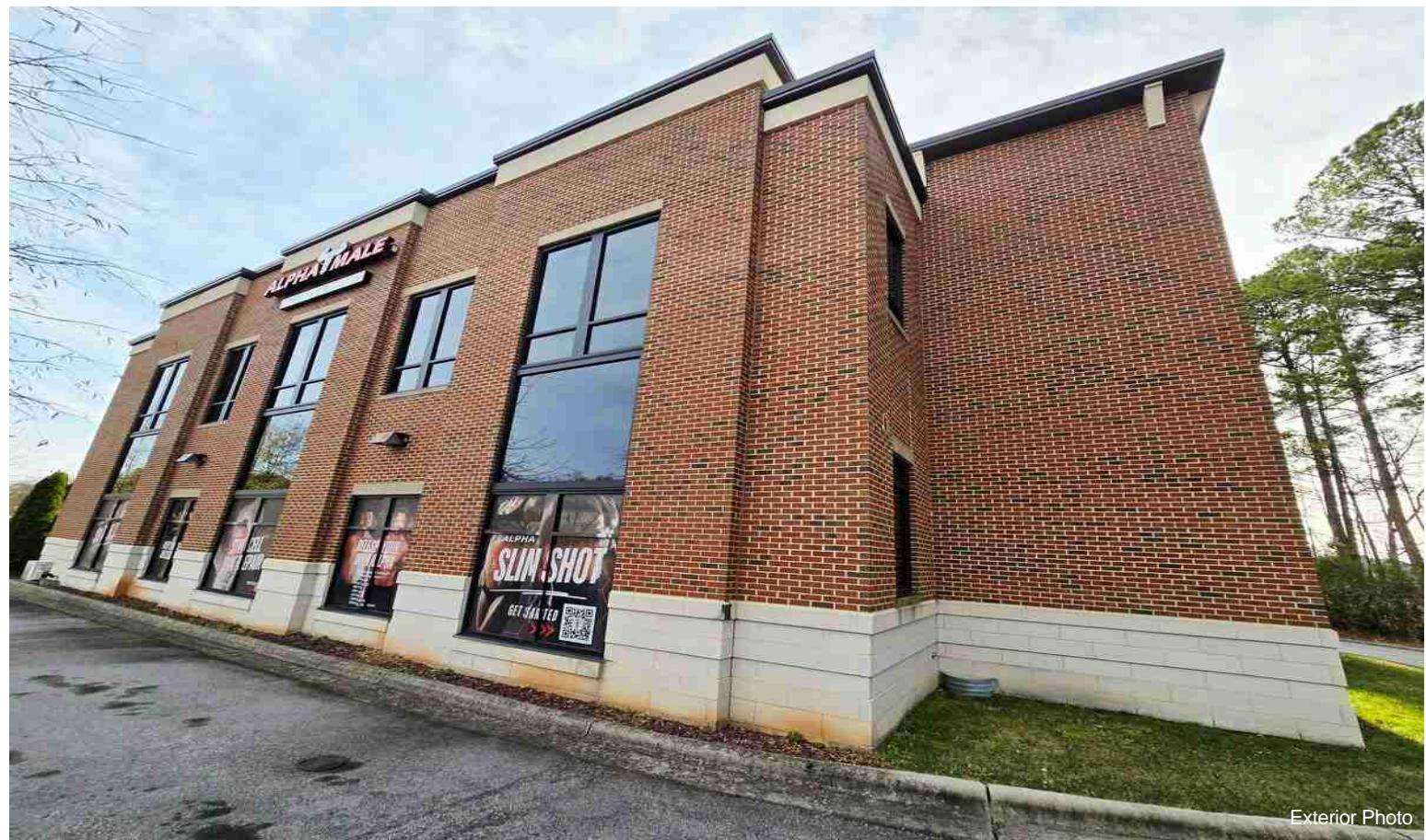


Exterior Photo

Property Photos

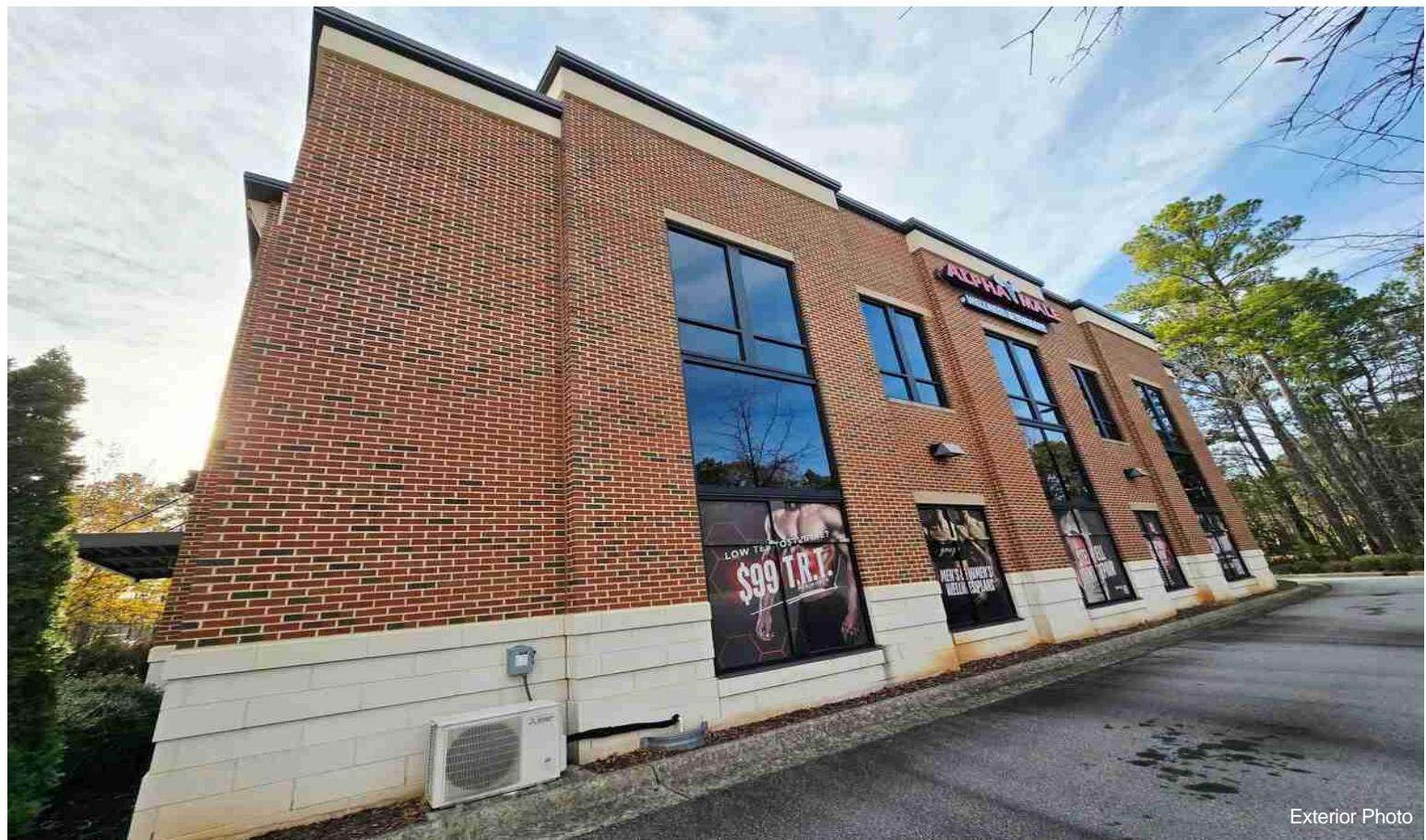


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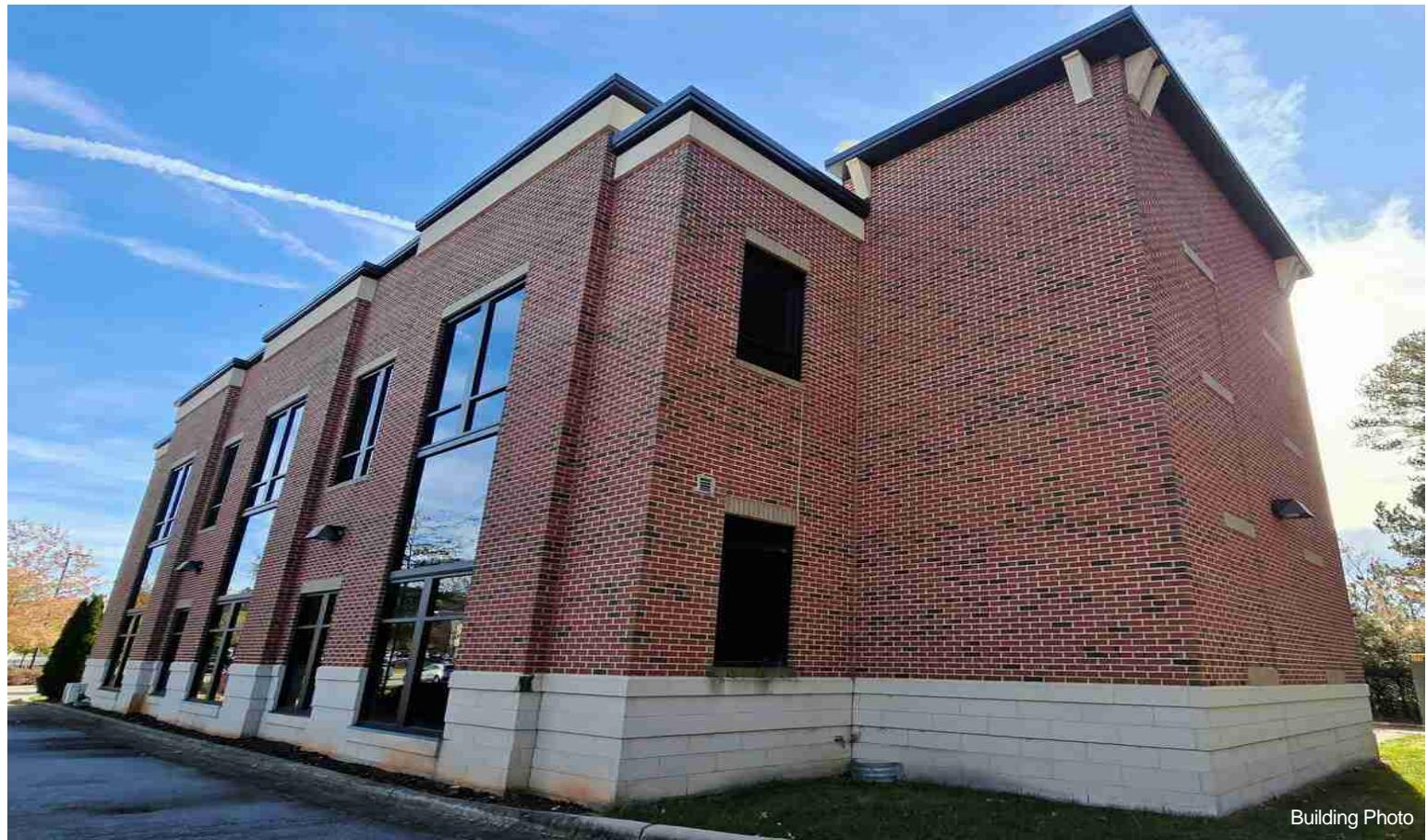


Exterior Photo

Property Photos



Exterior Photo



Building Photo

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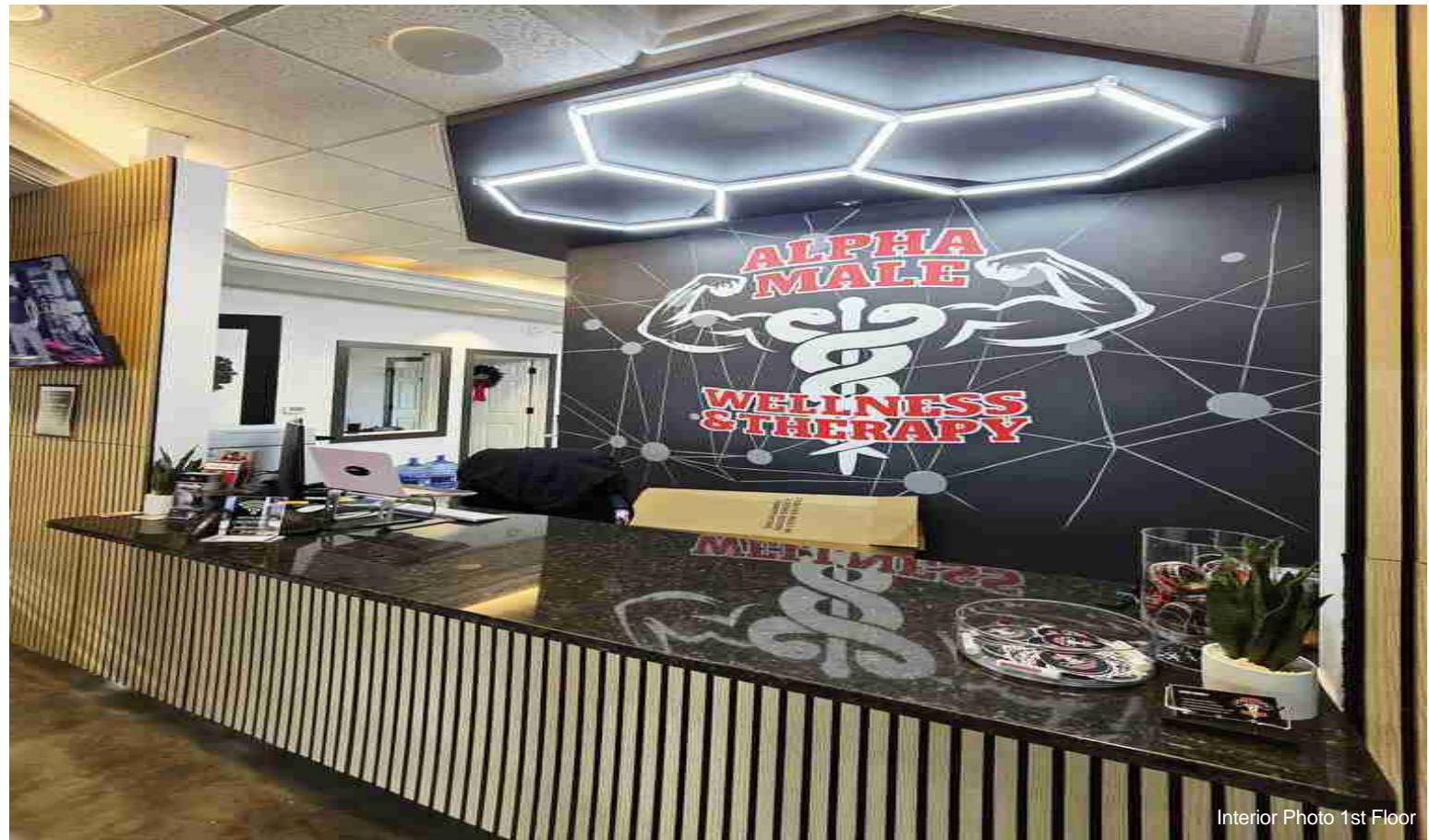


Building Photo



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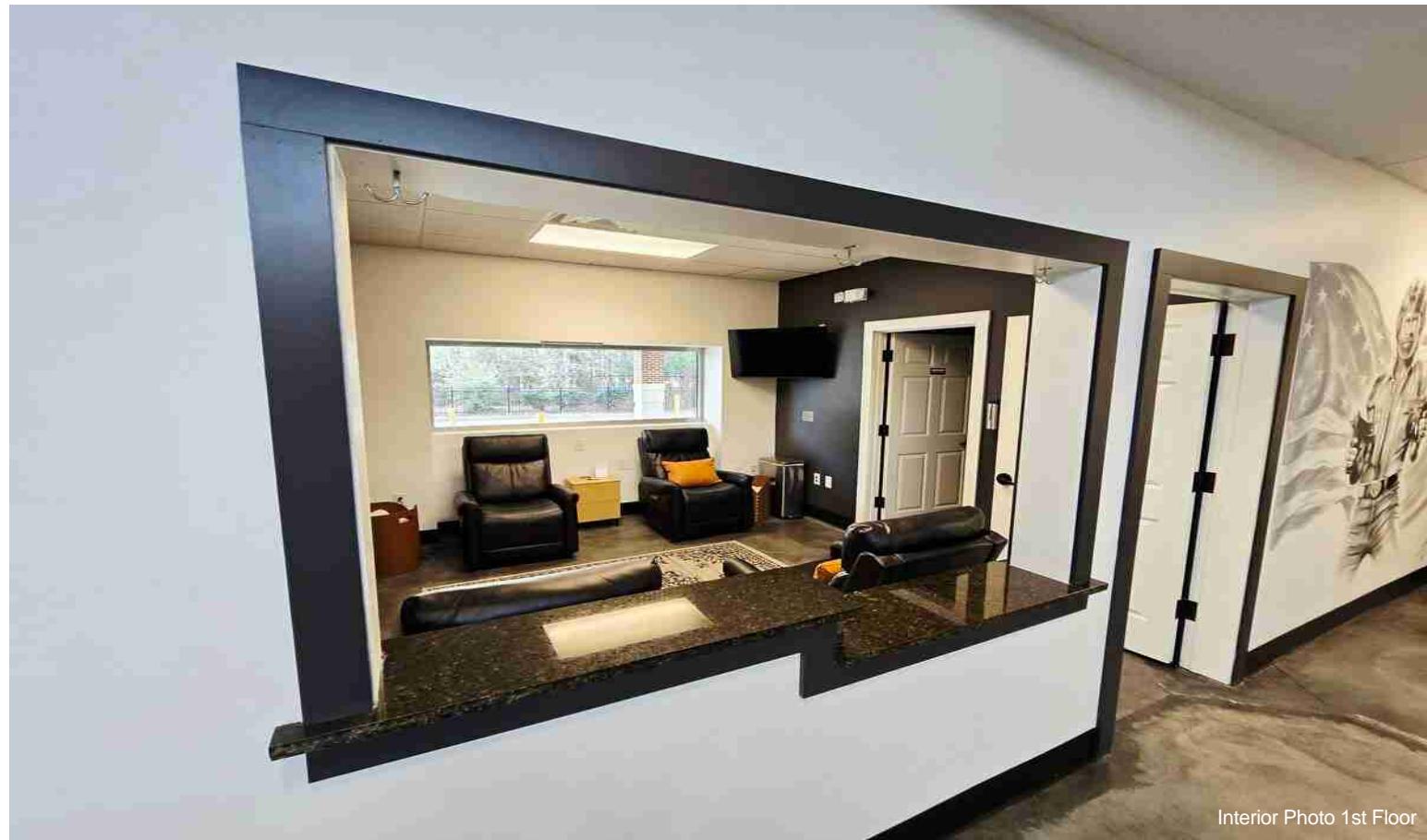
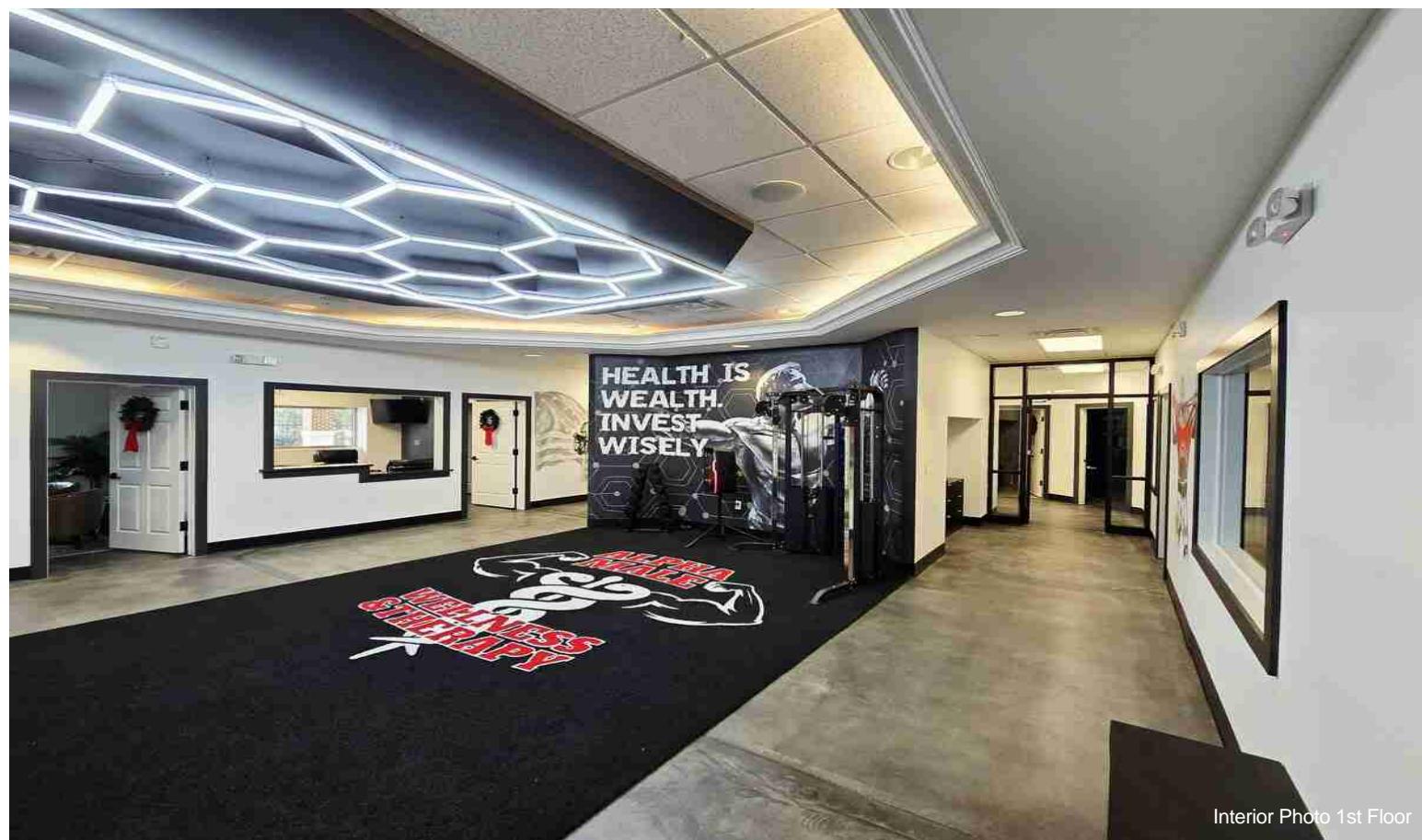
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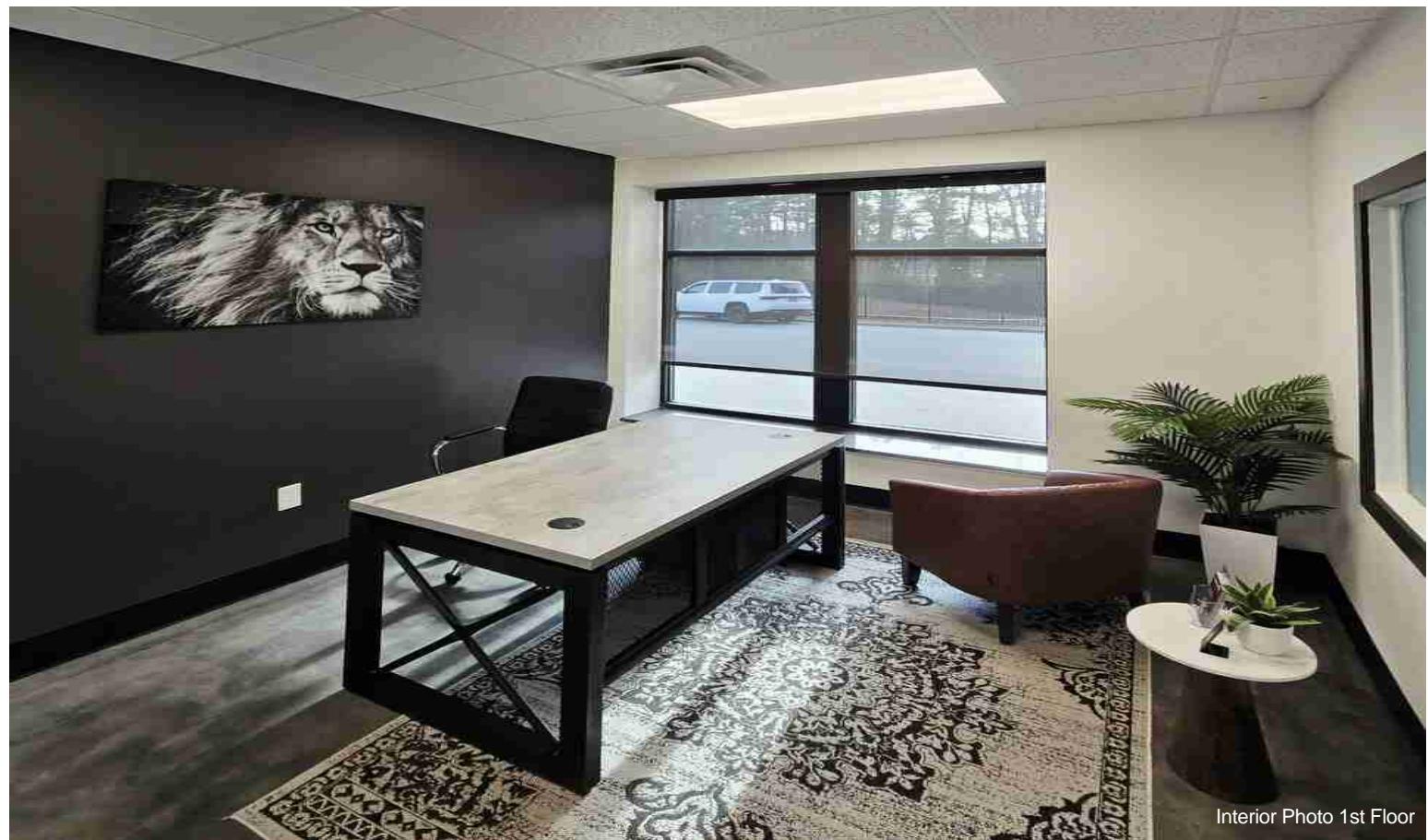
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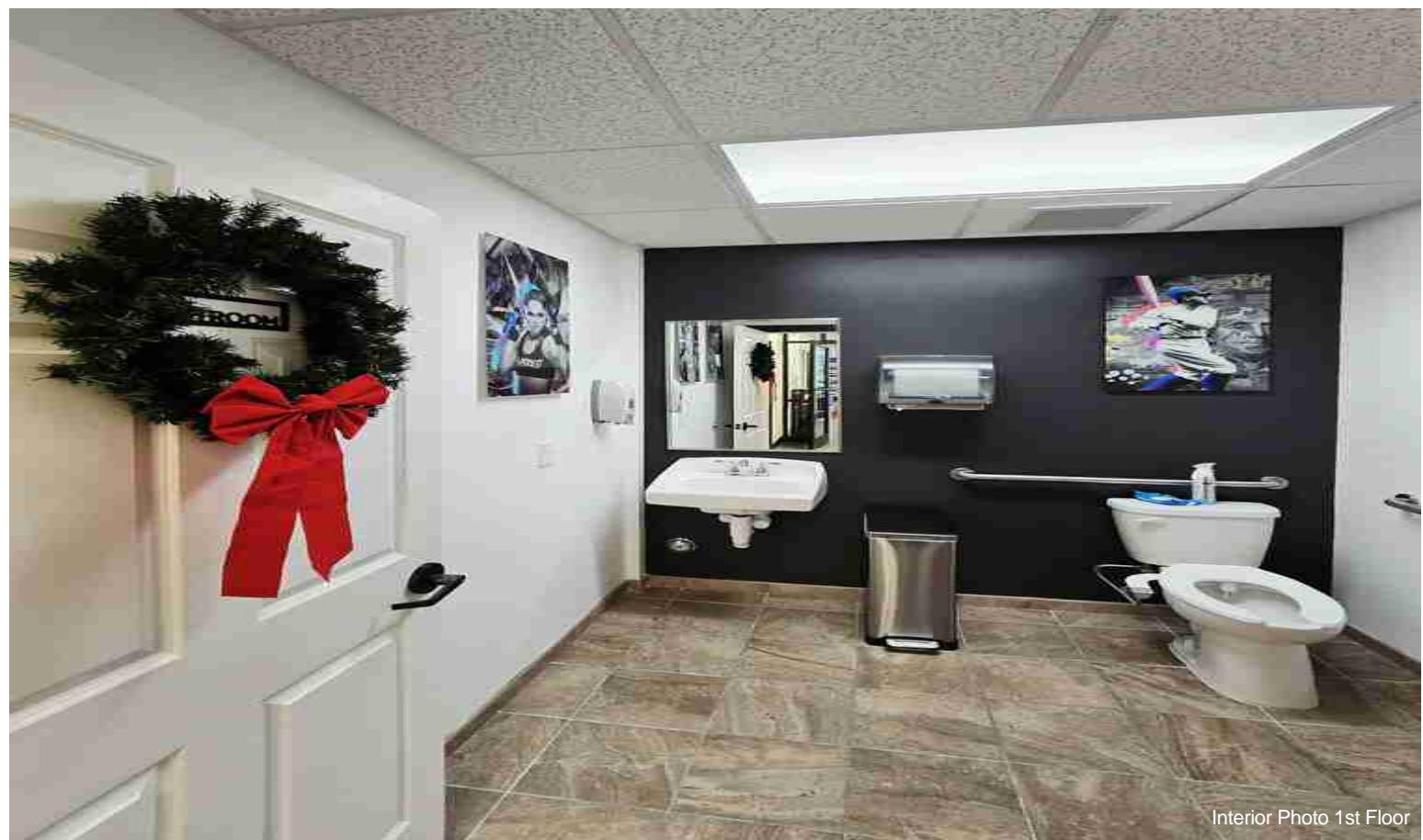
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Property Photos



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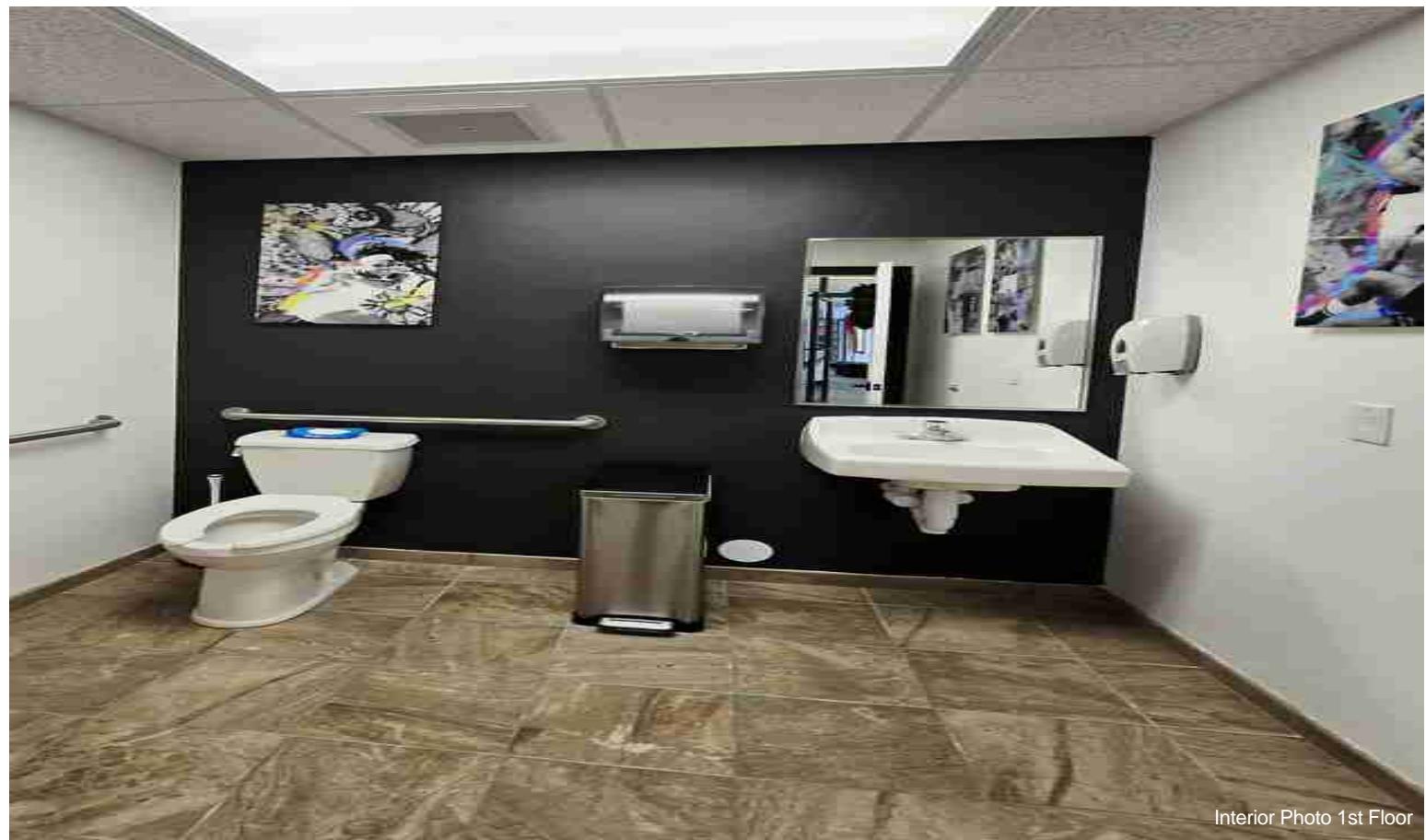


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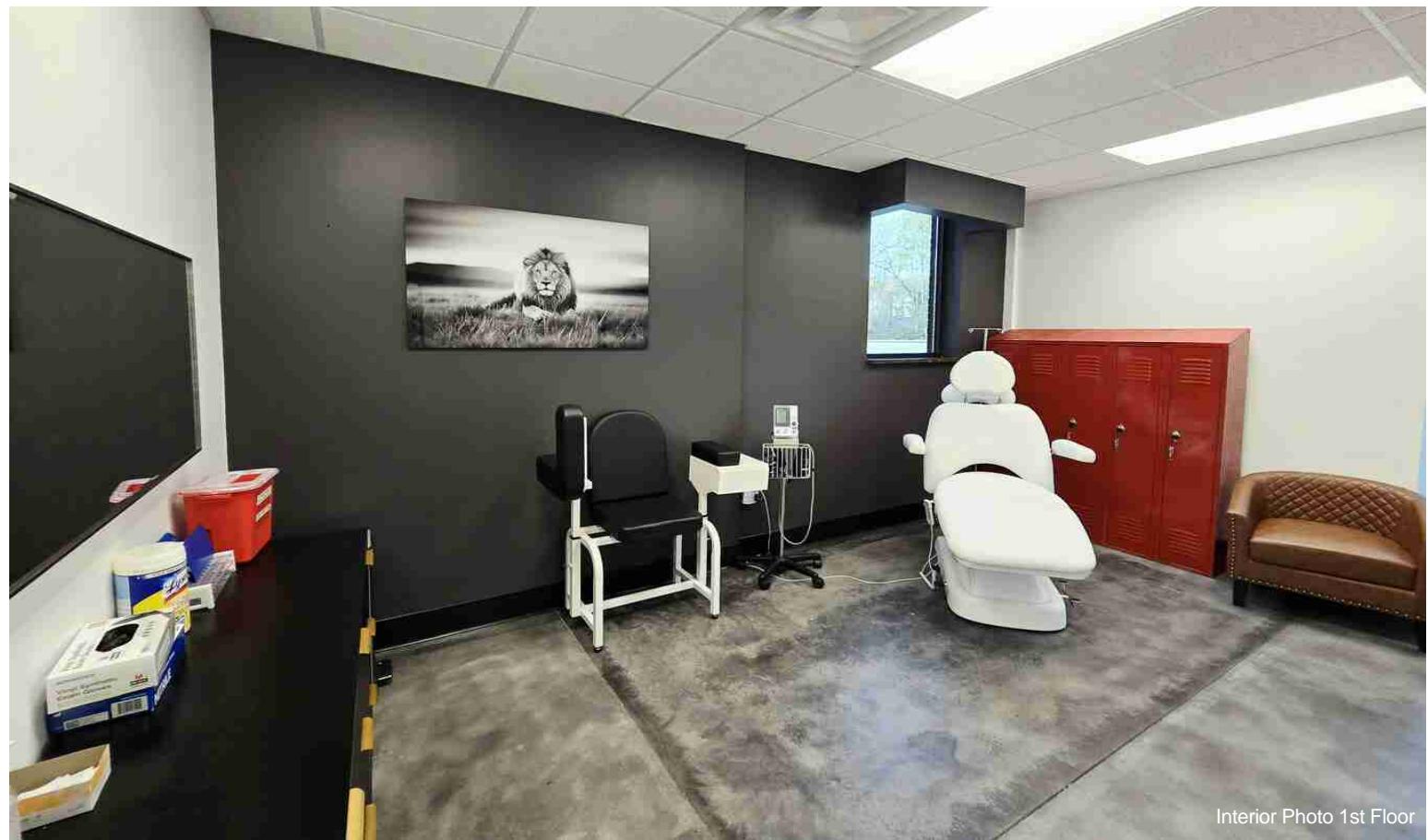


Interior Photo 1st Floor



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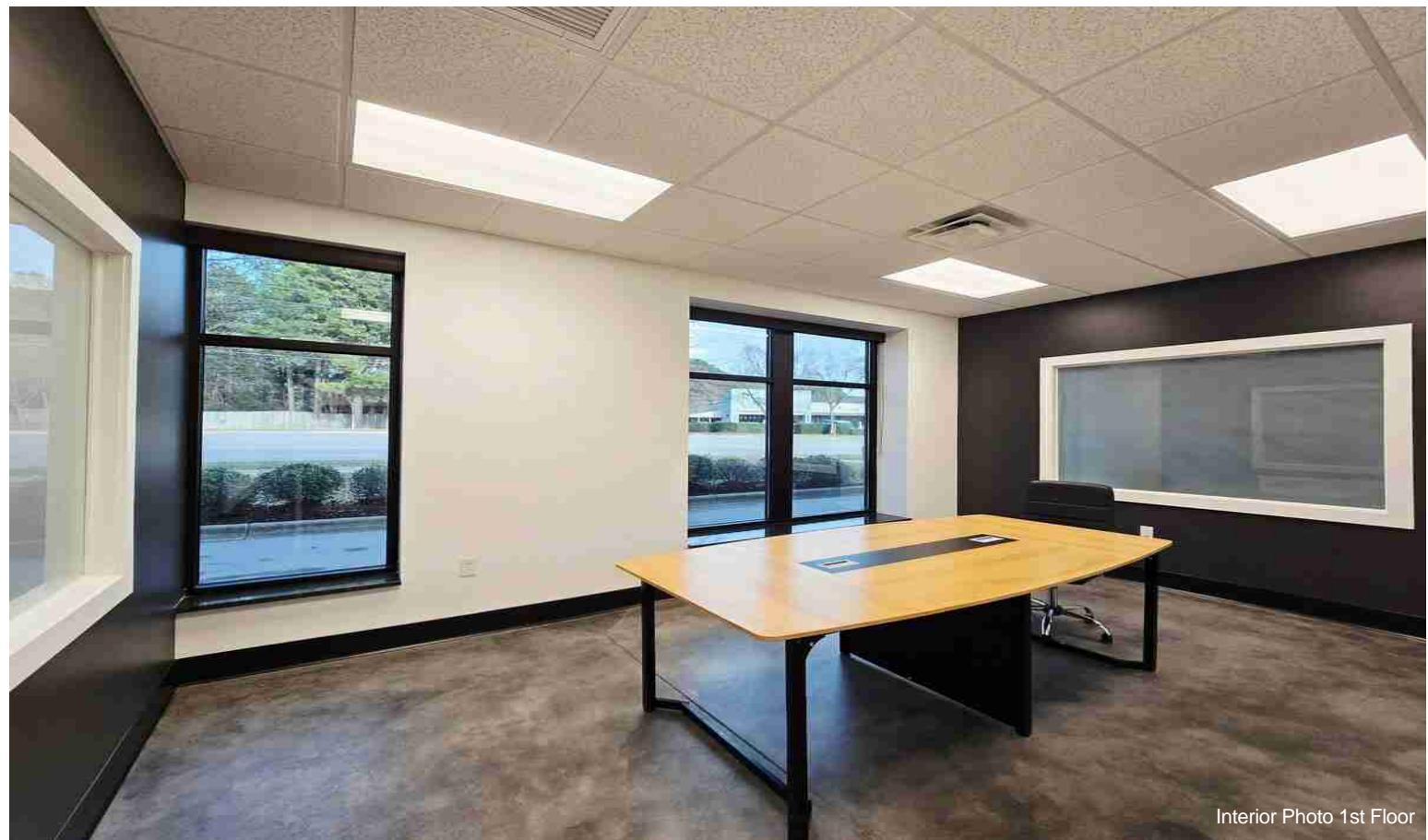


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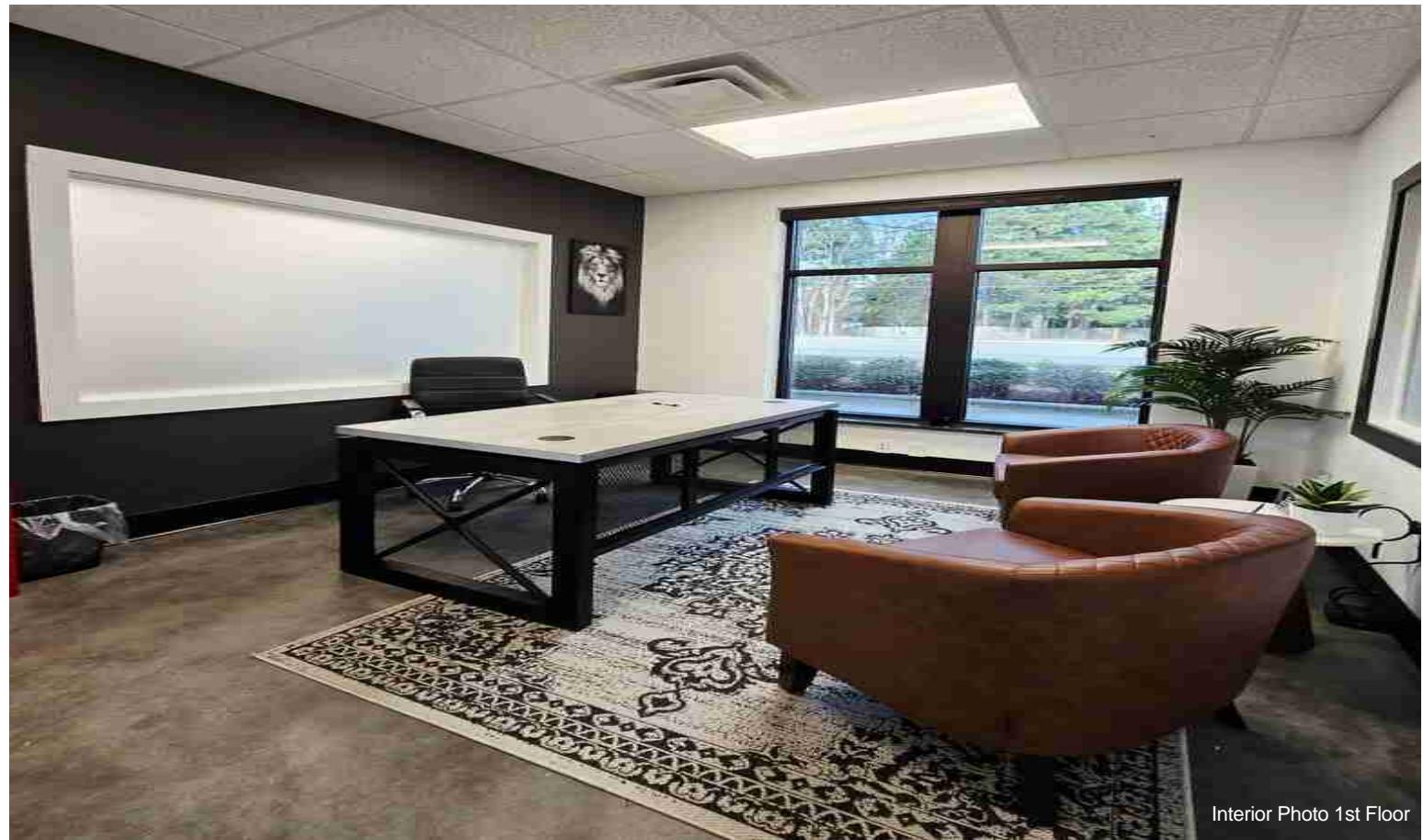


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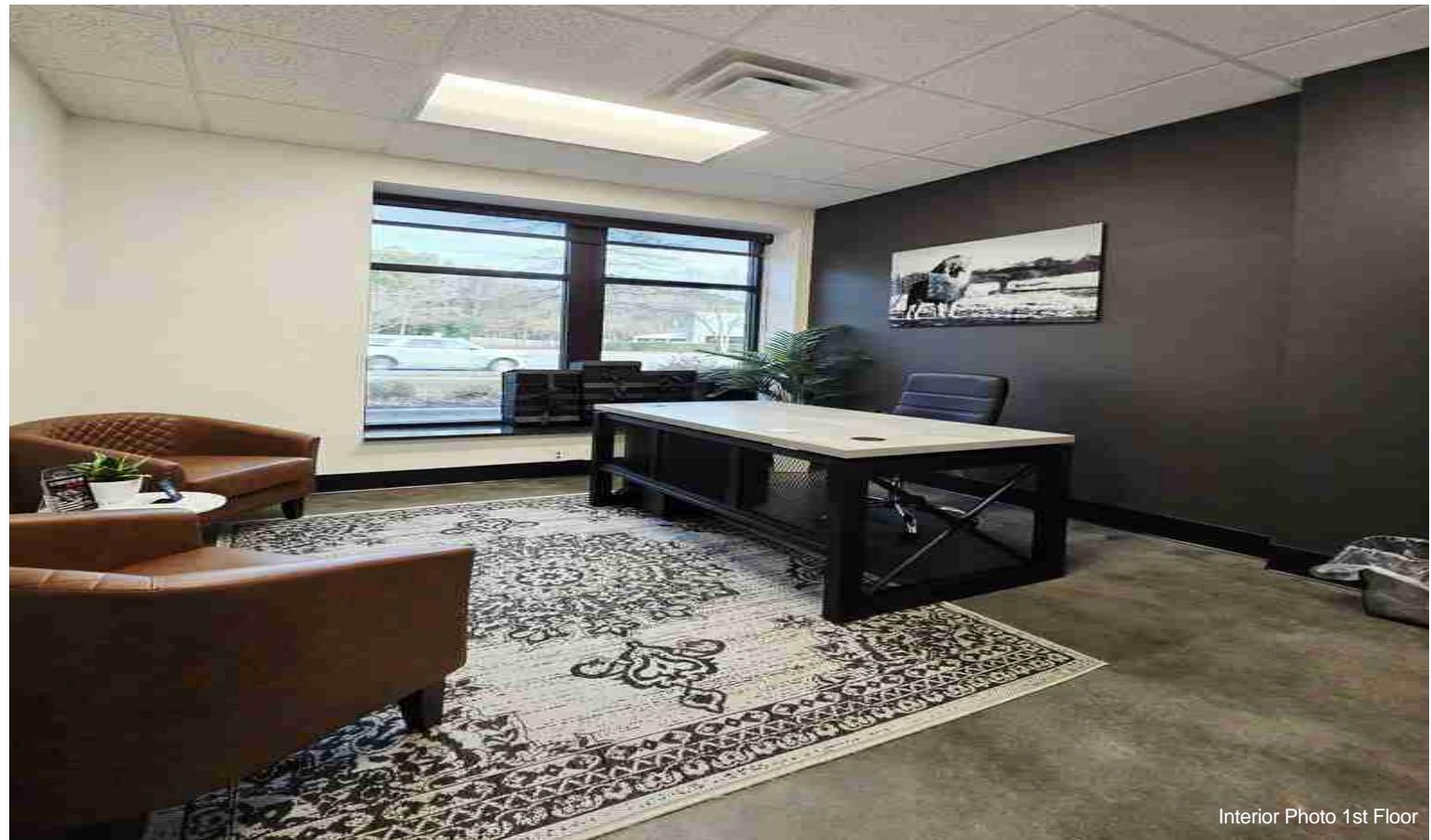


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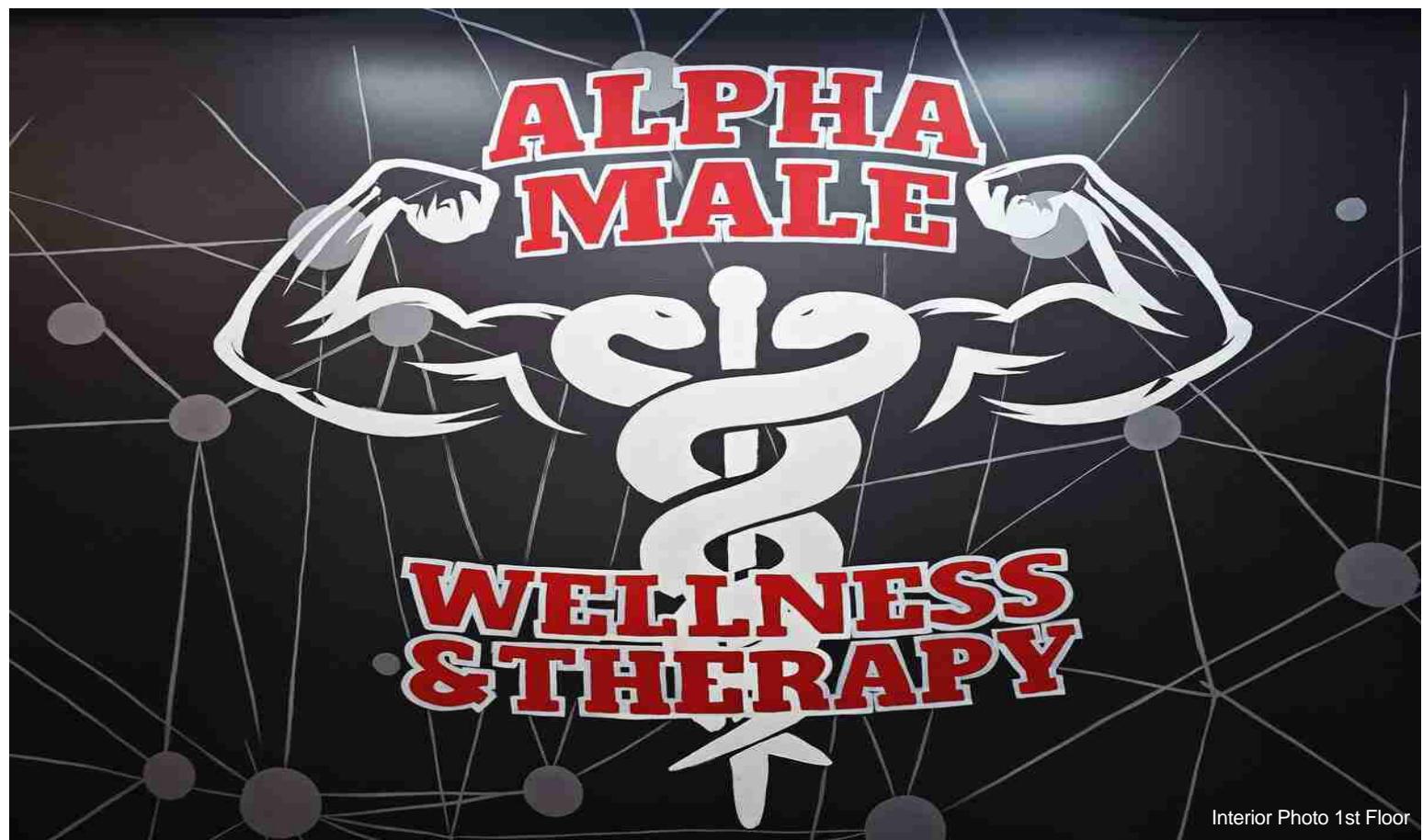


Interior Photo 1st Floor

Property Photos



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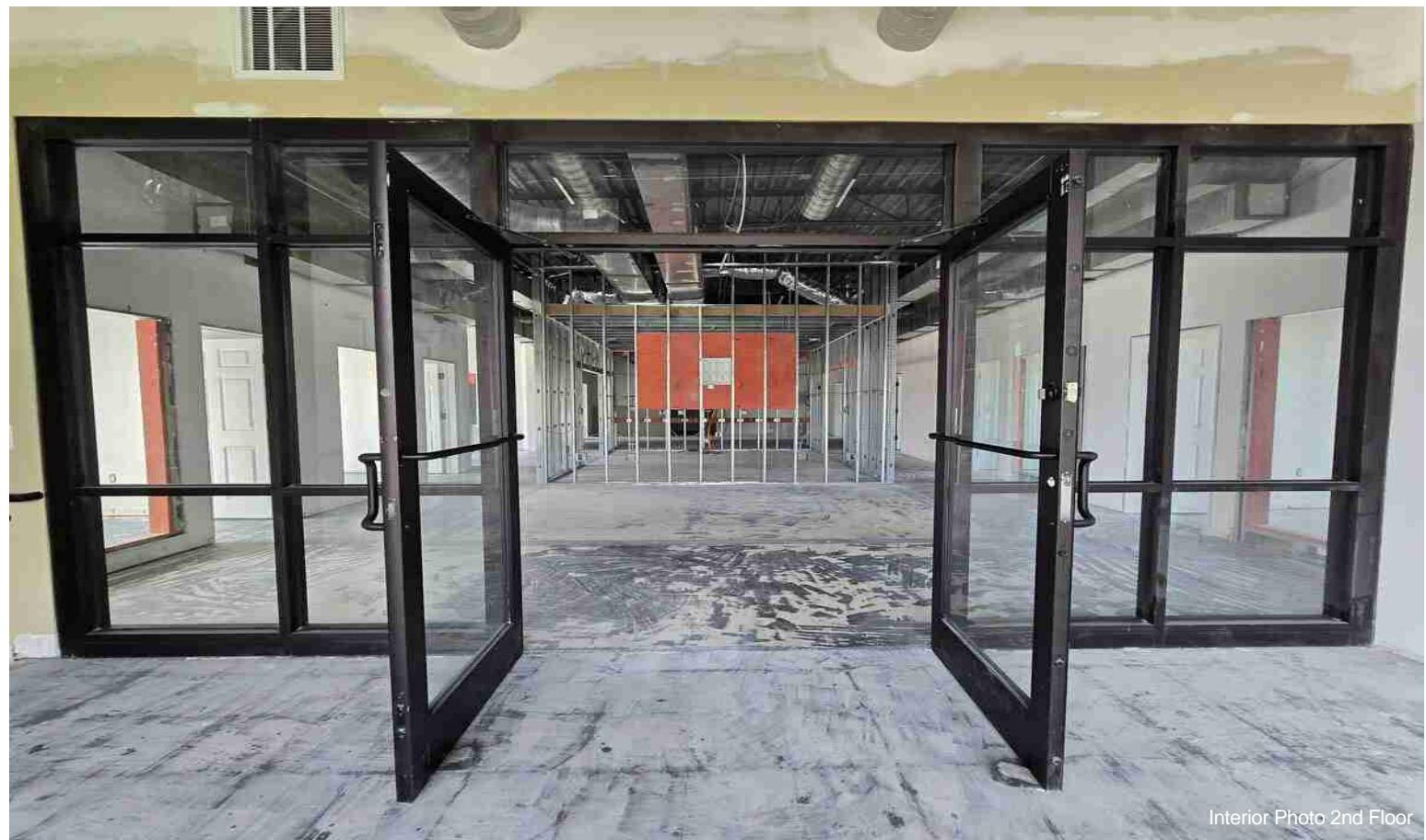


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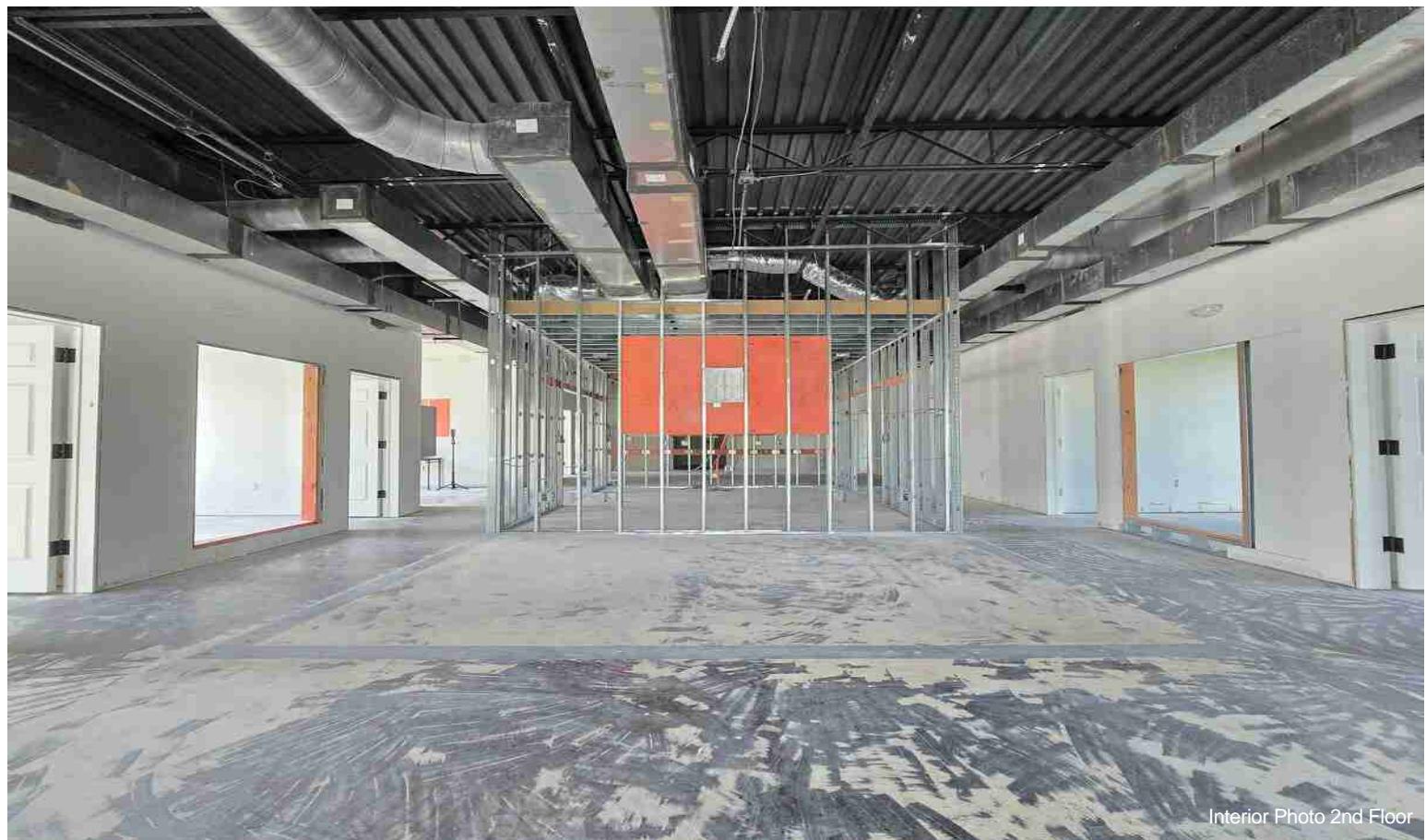


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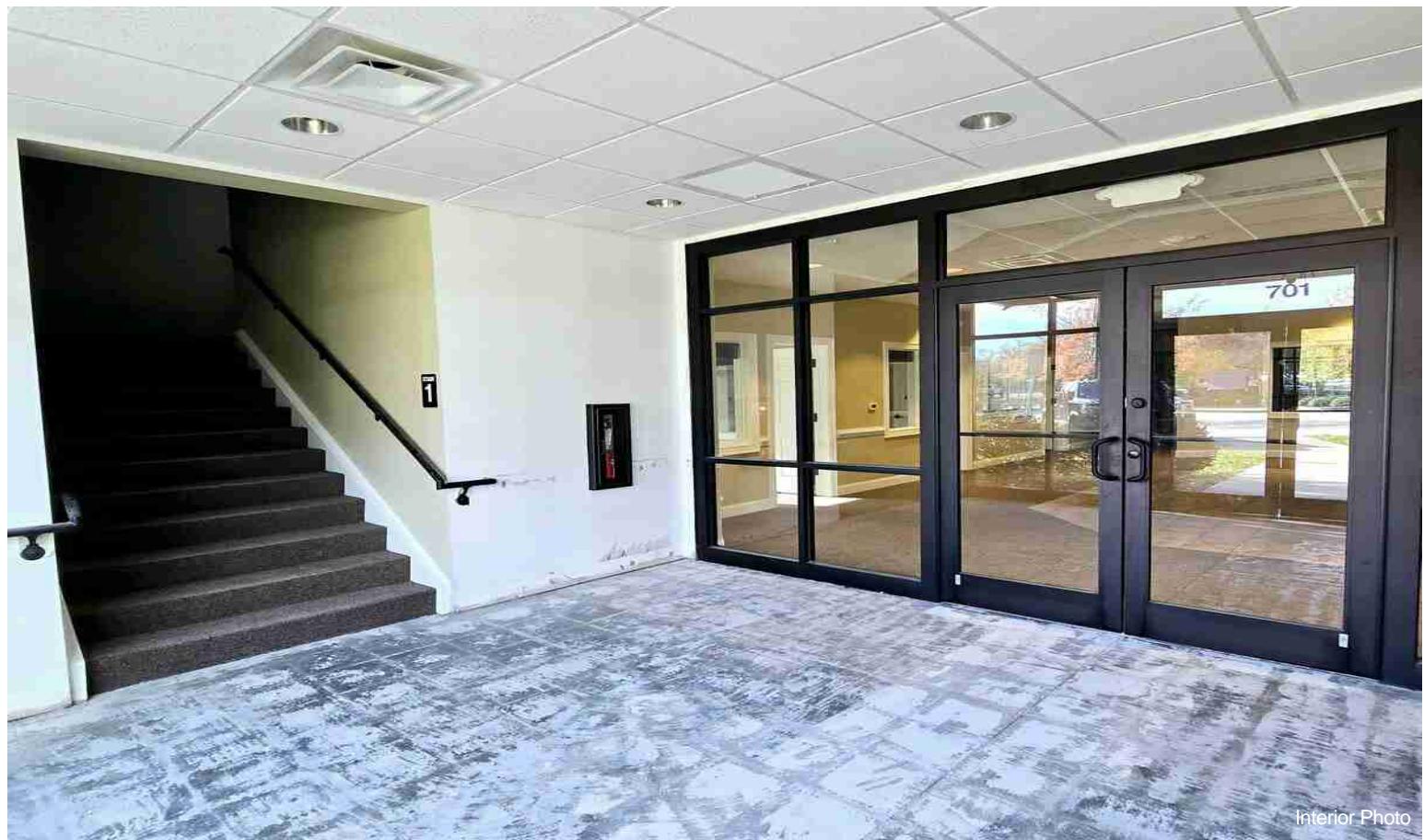


Interior Photo 2nd Floor

Property Photos



Interior Photo 2nd Floor

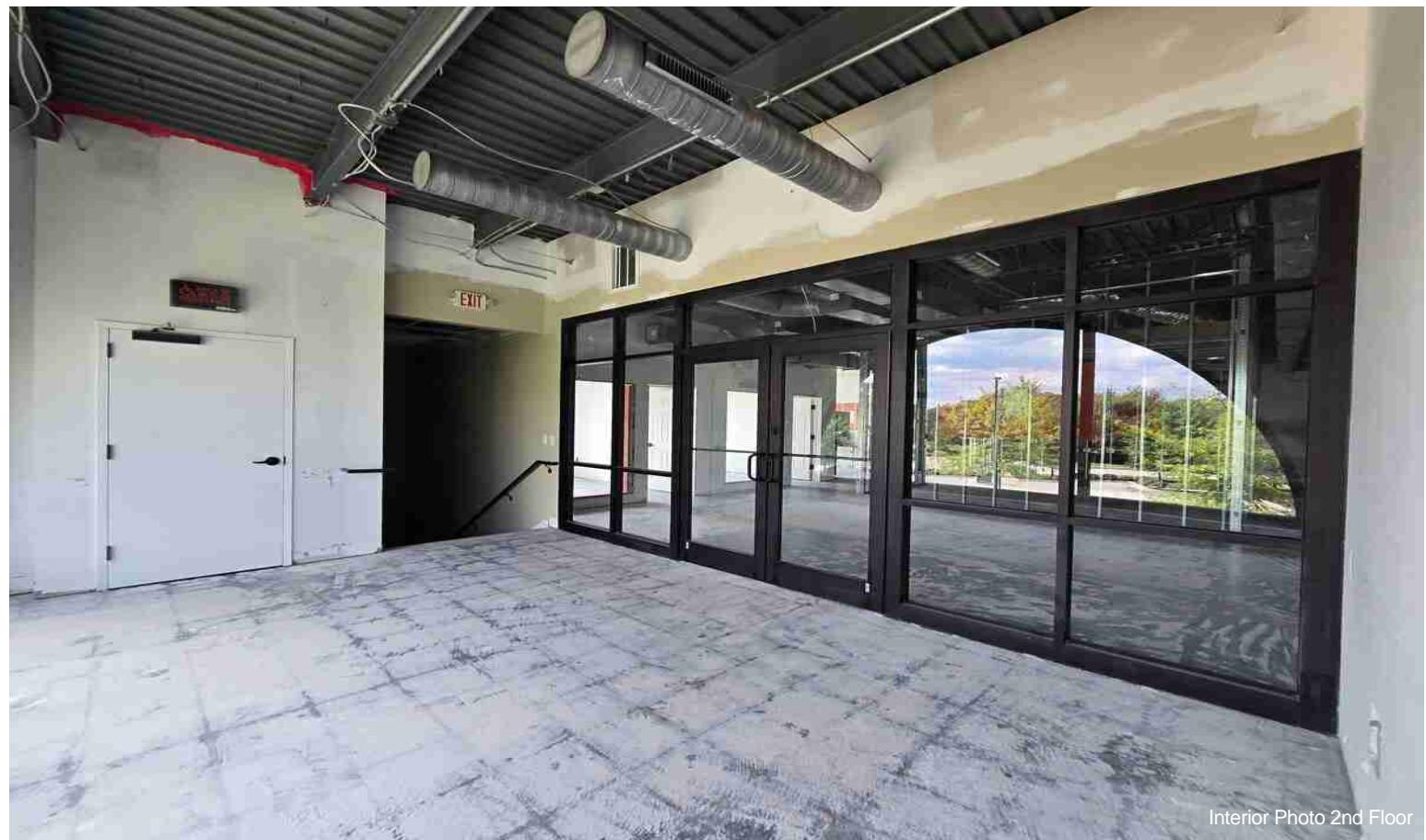


Interior Photo

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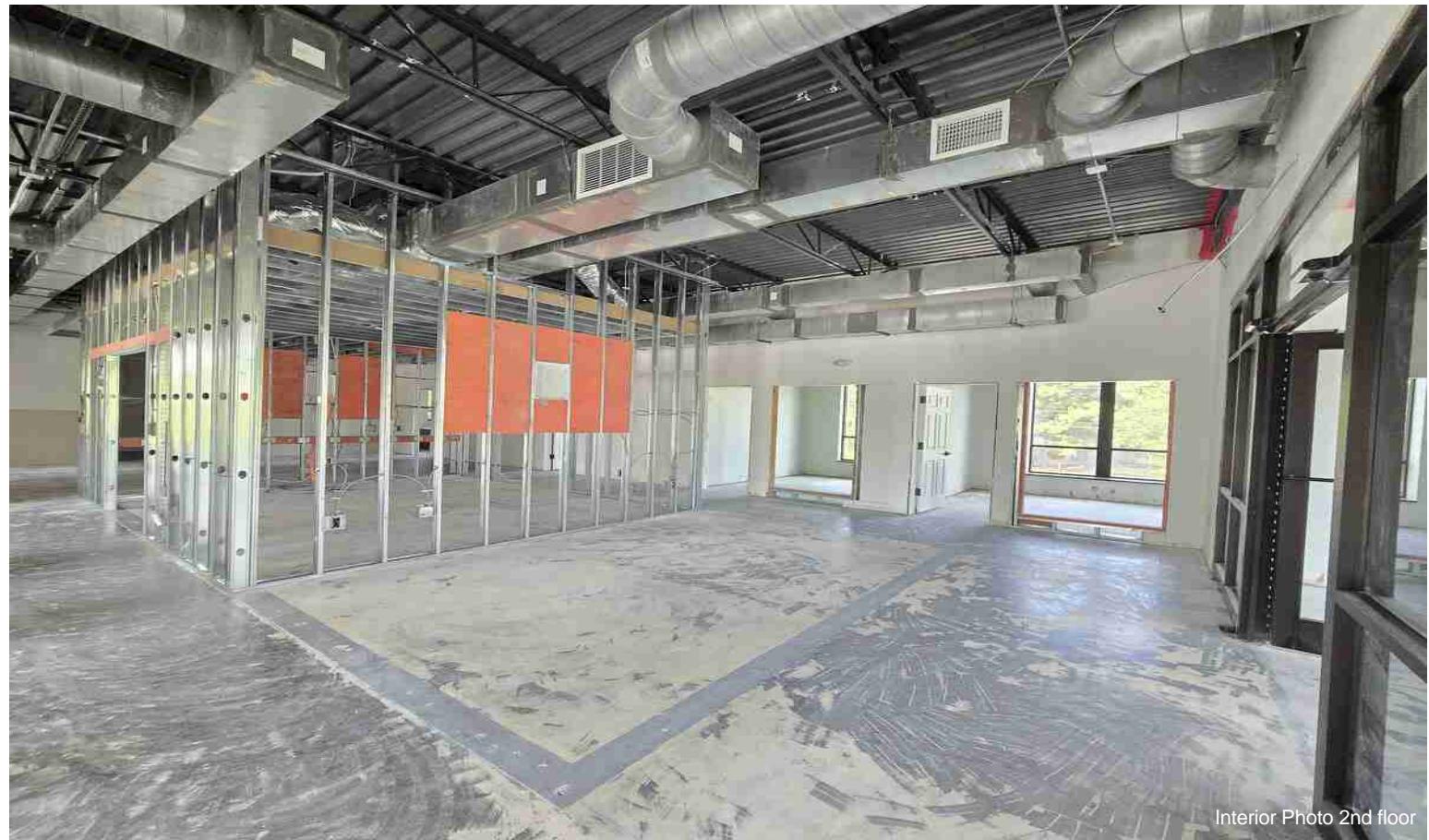
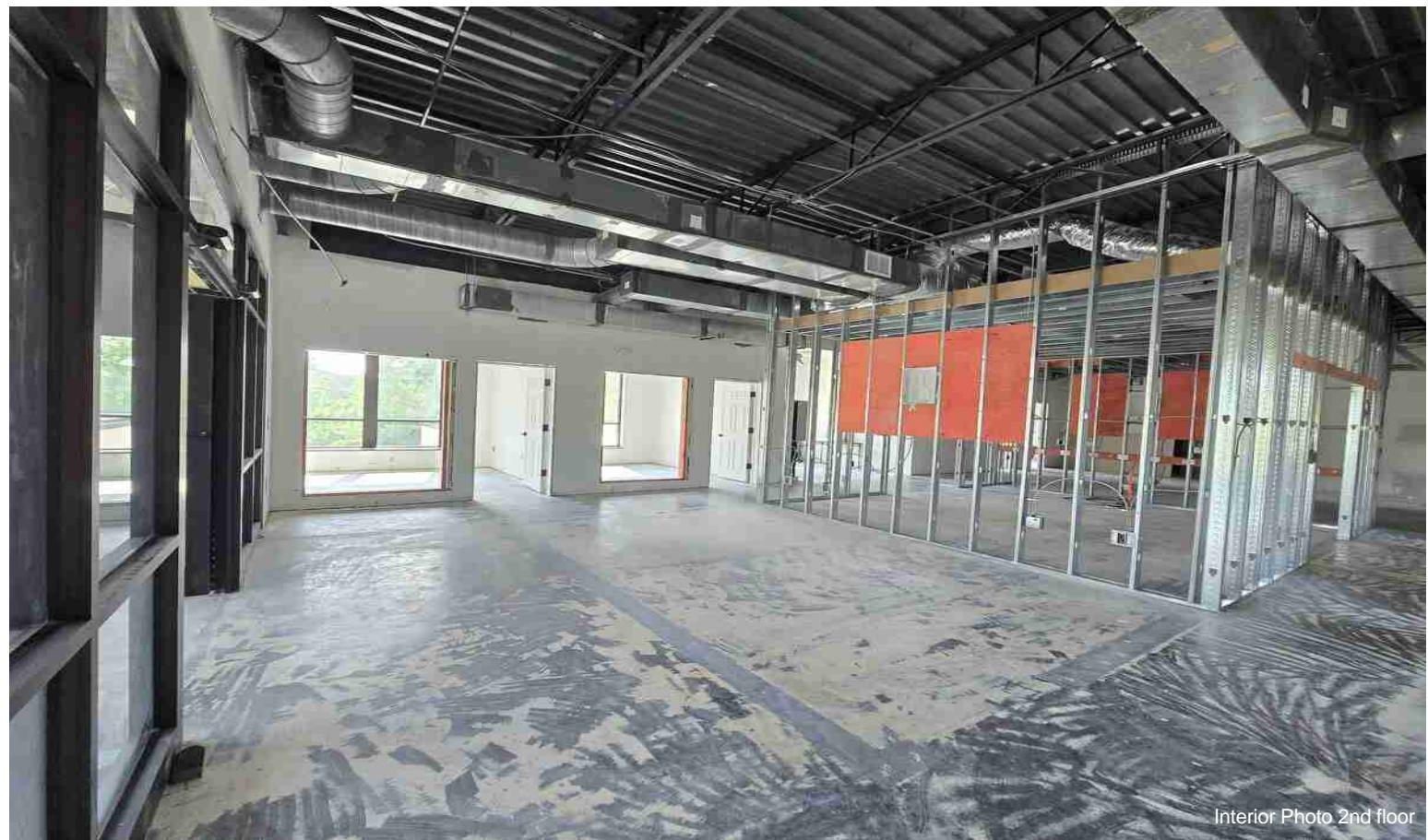


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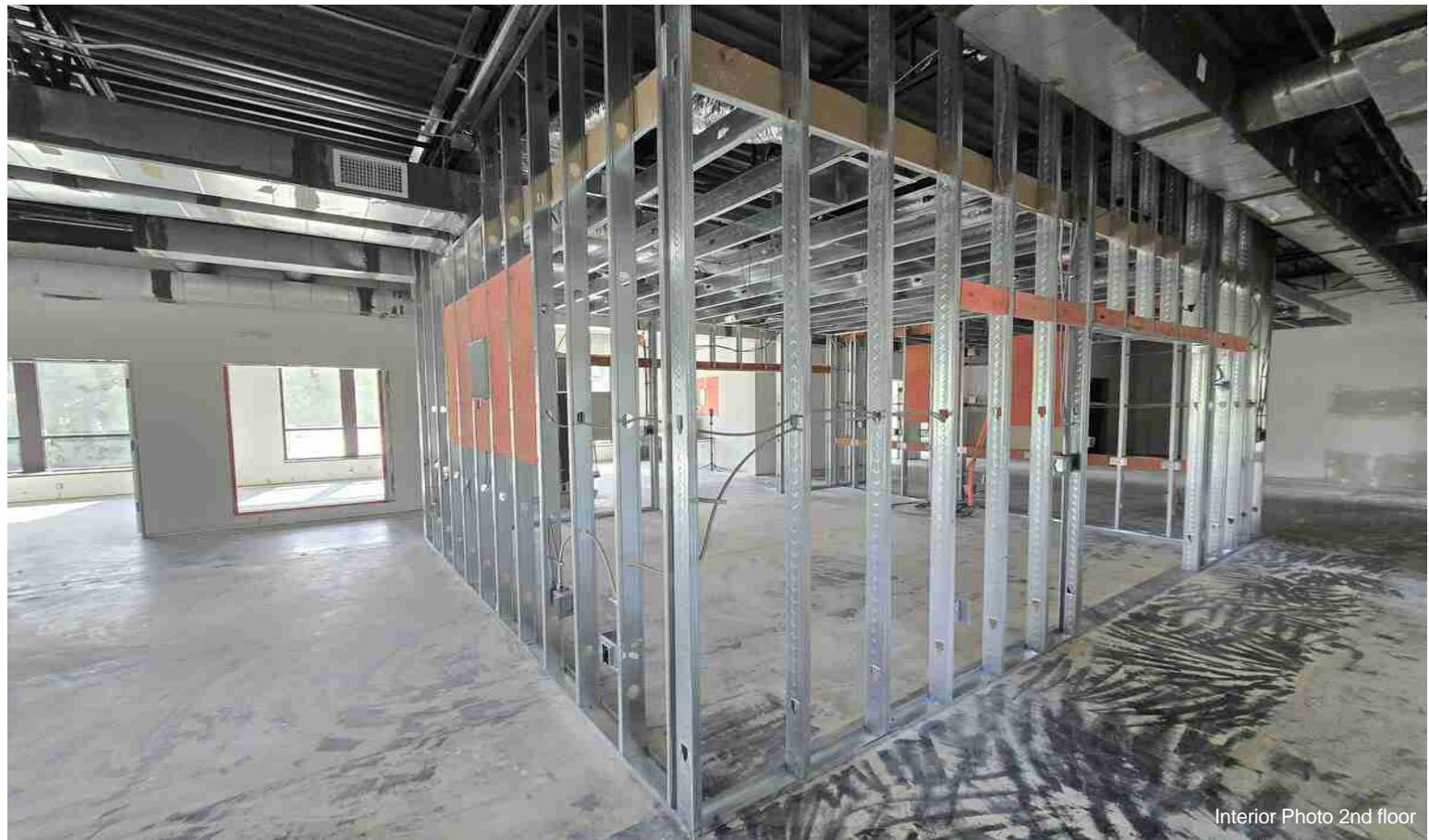


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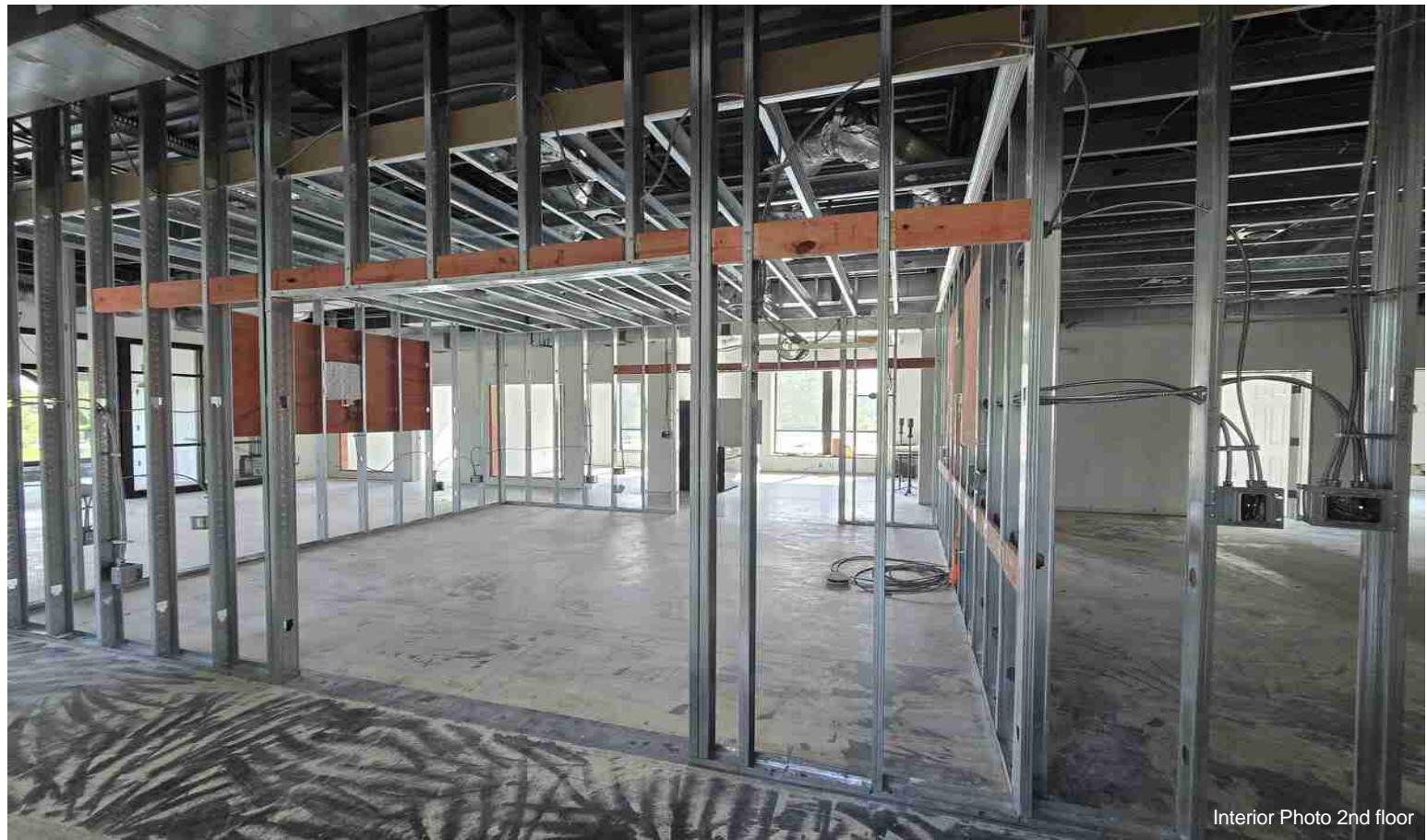
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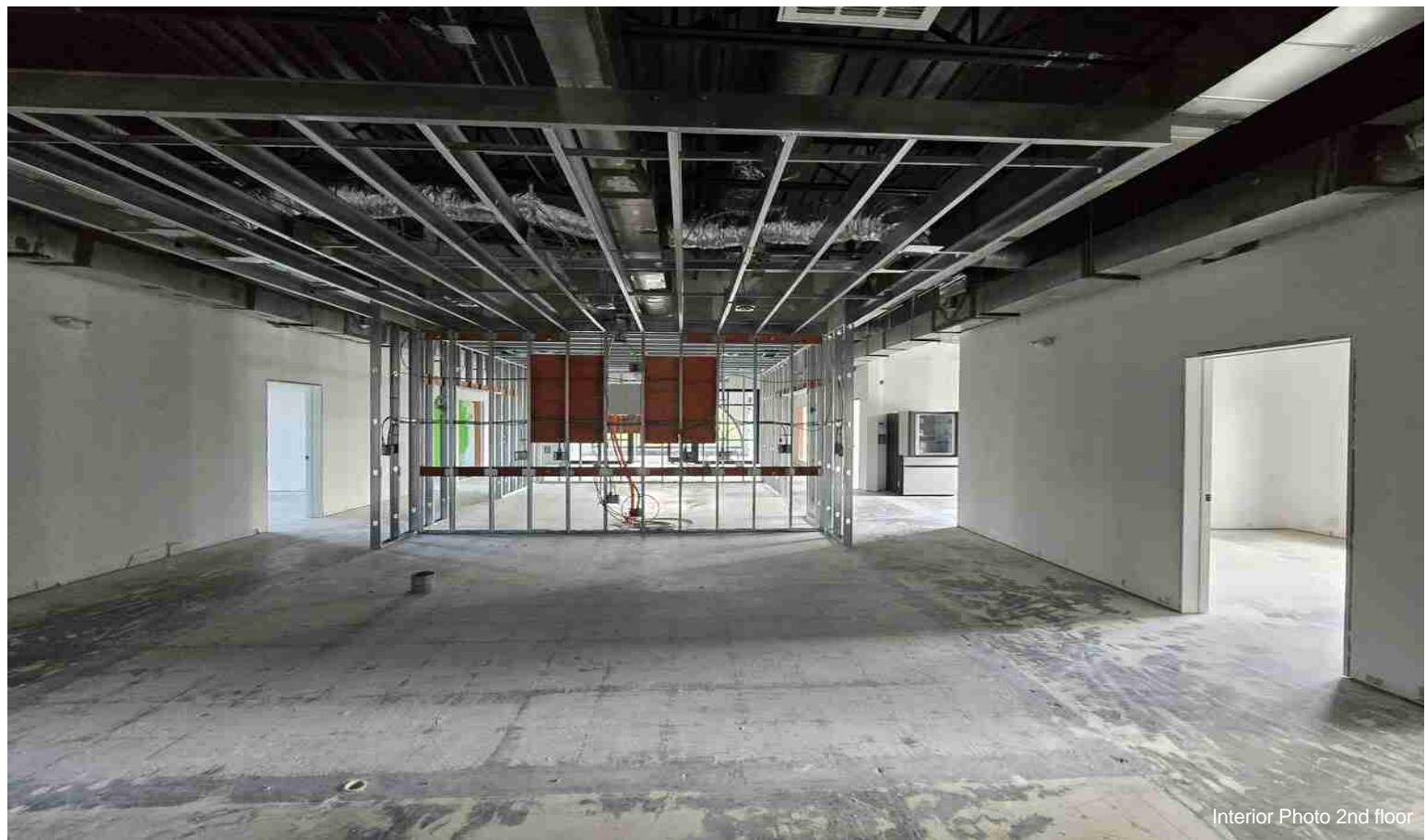


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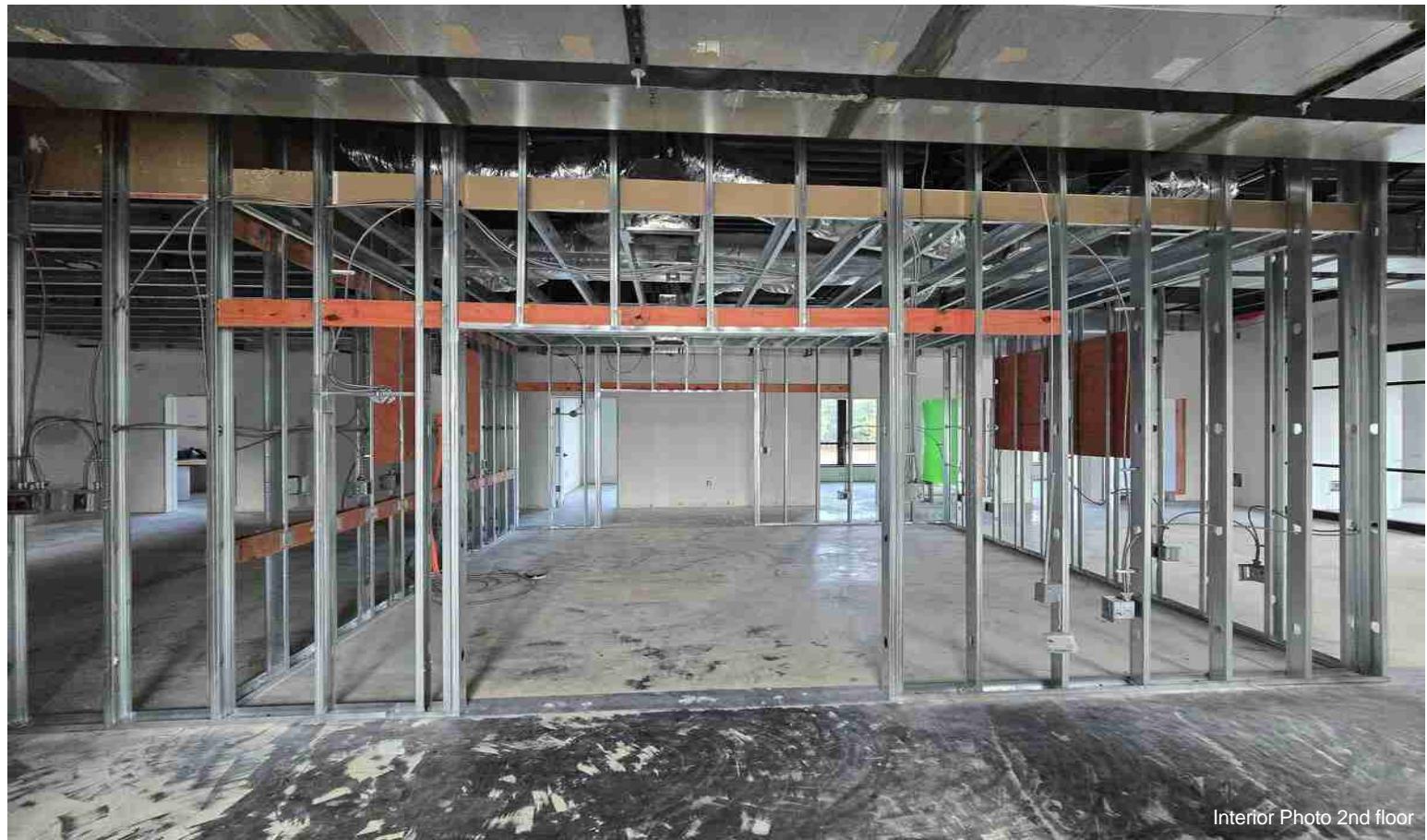


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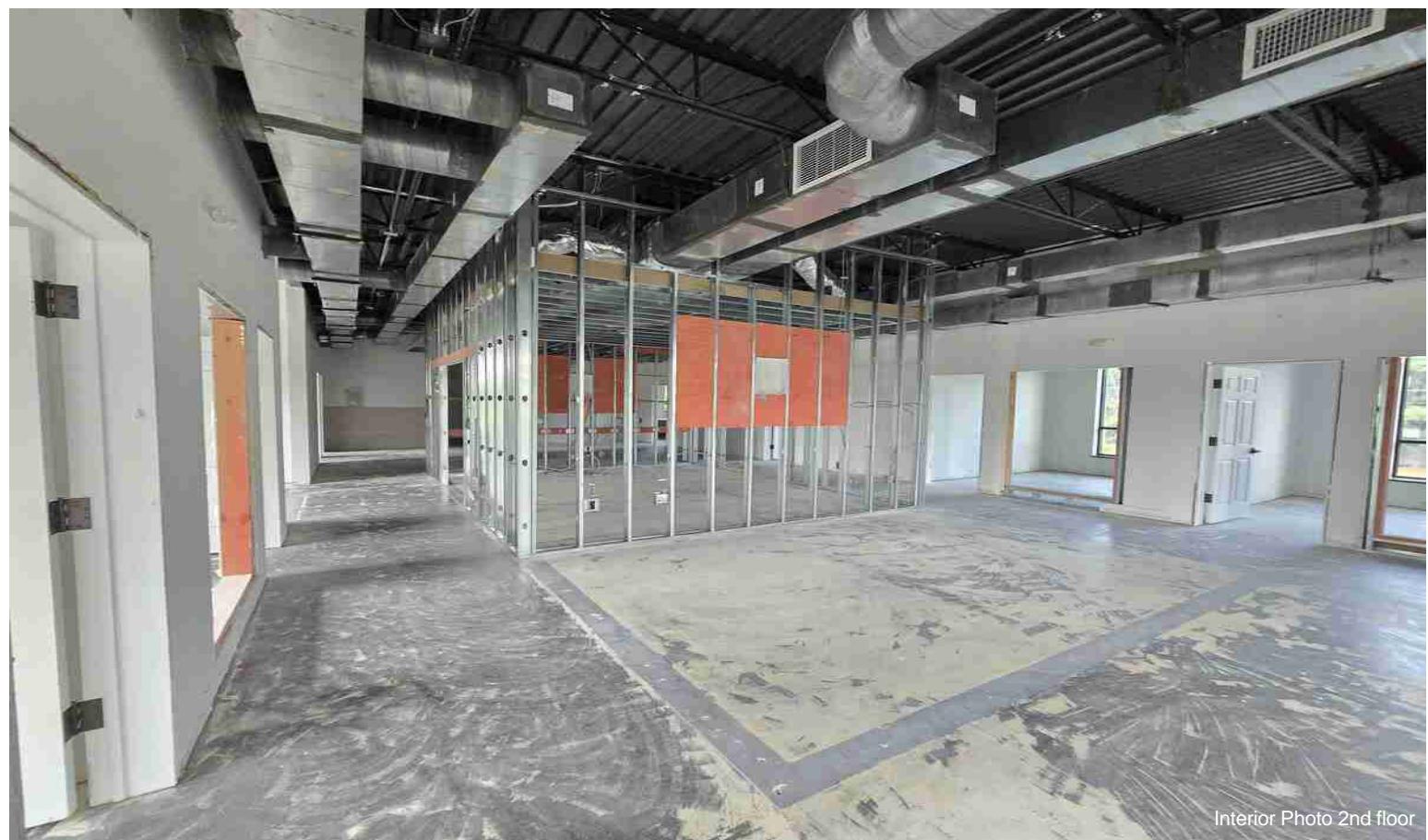


Interior Photo 2nd floor



Interior Photo 2nd floor

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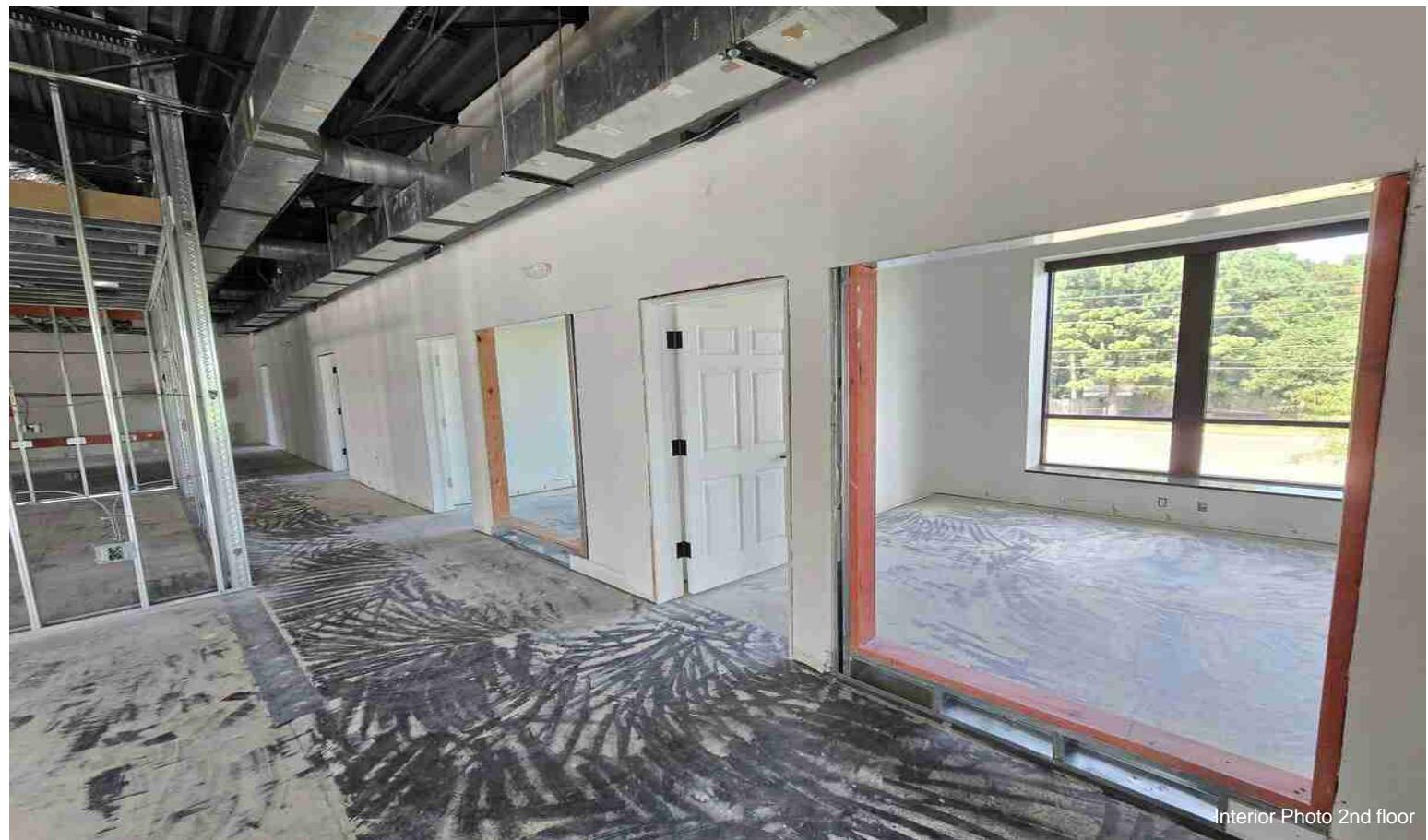


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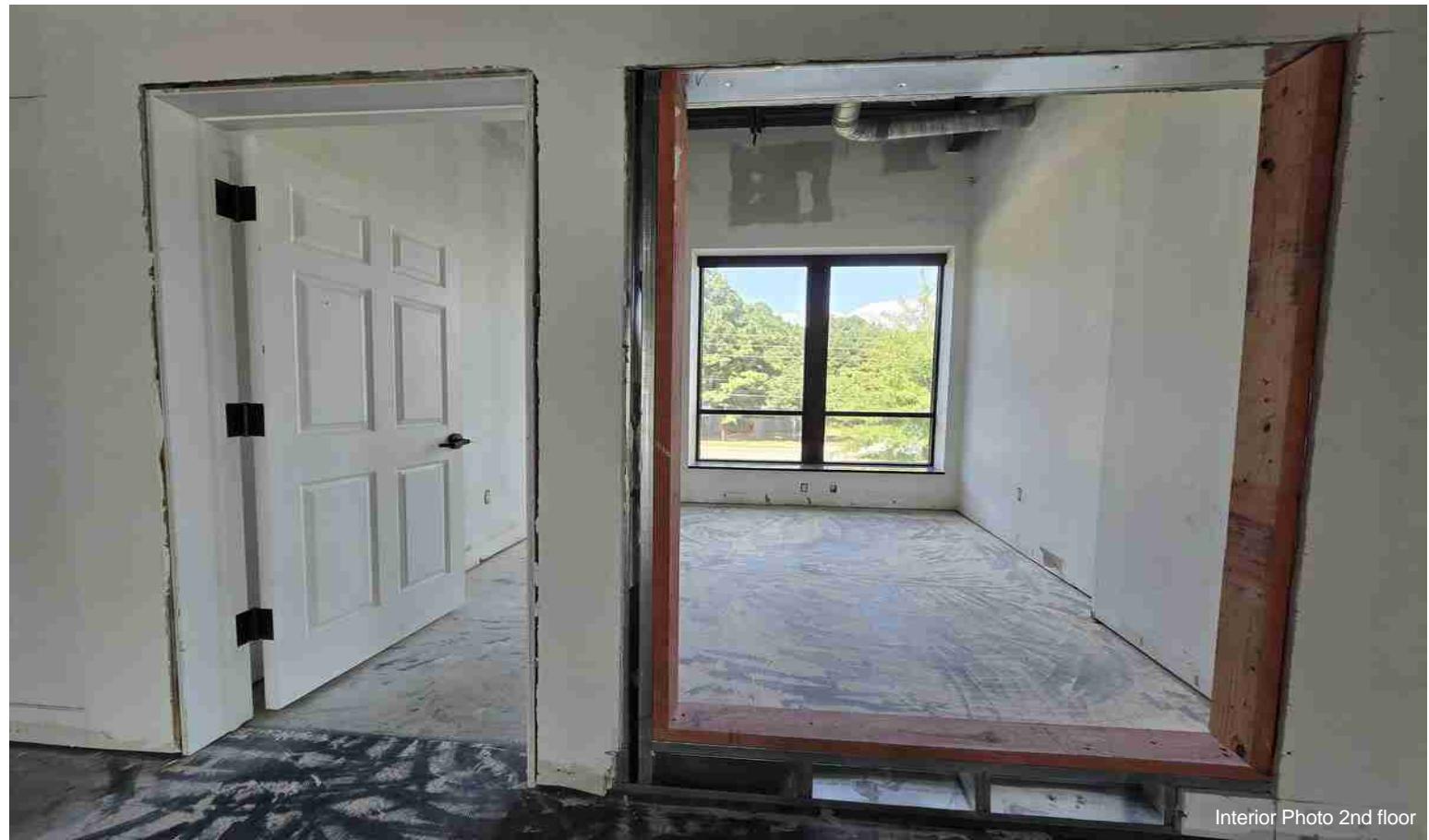


Interior Photo 2nd floor

Property Photos



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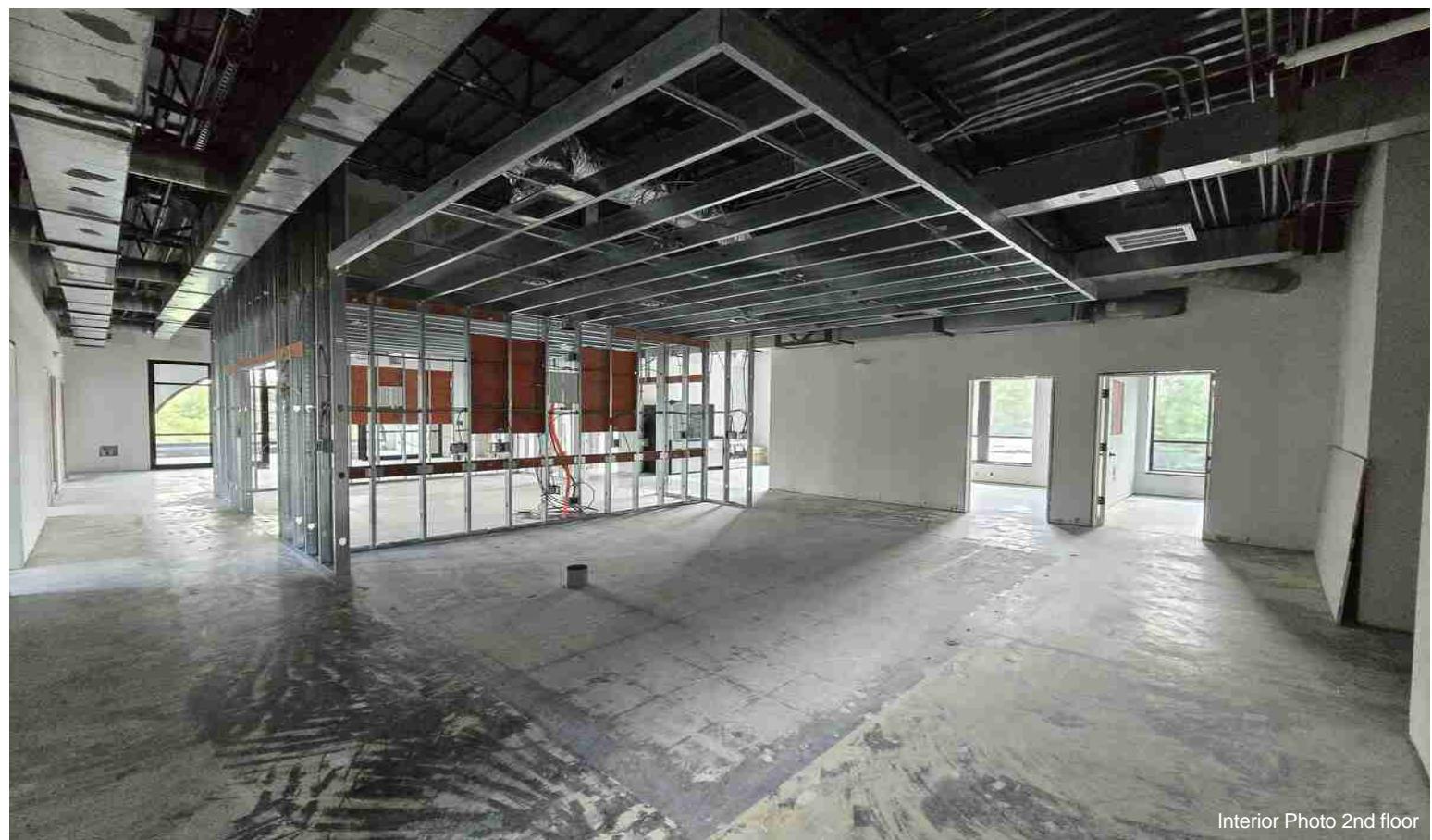


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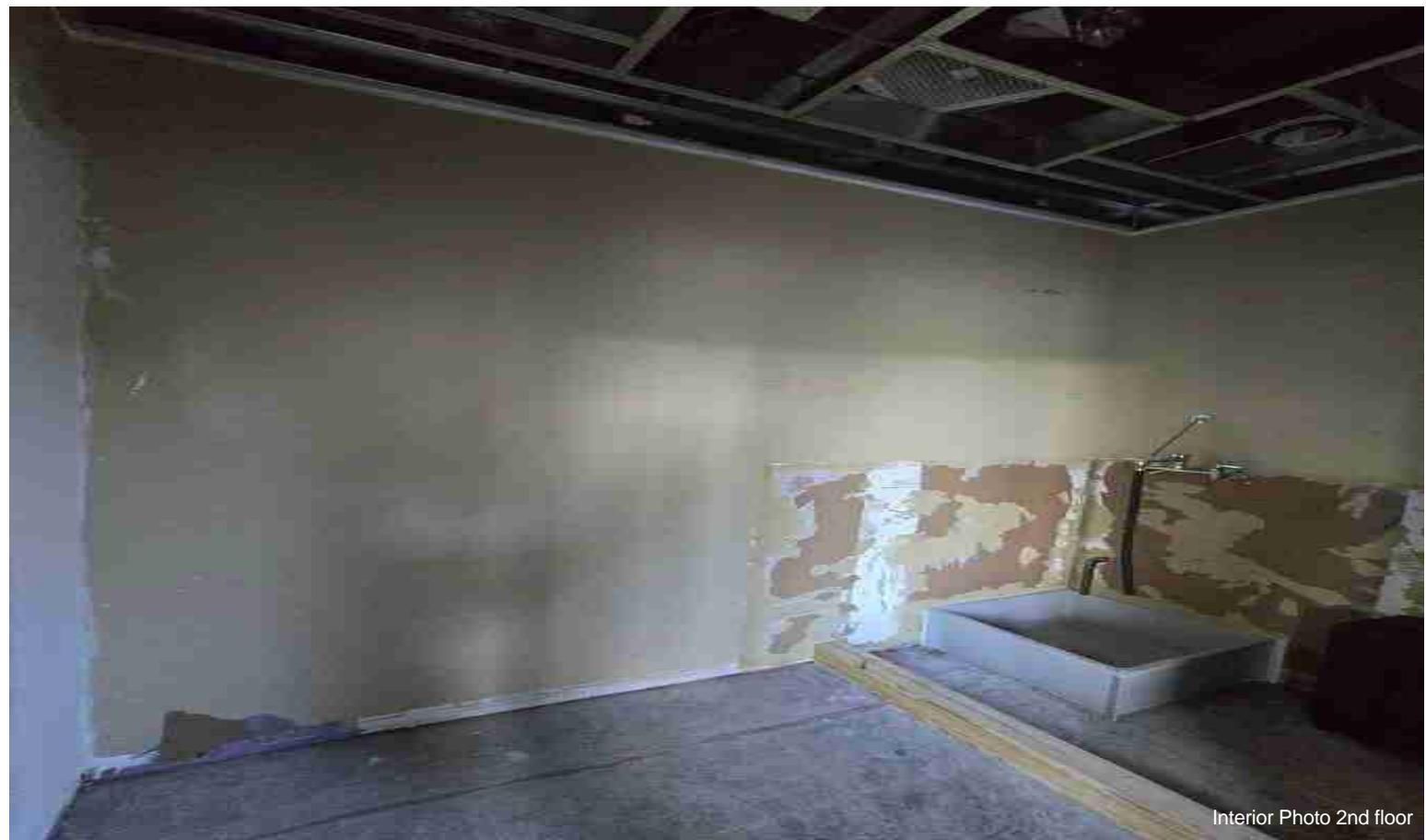


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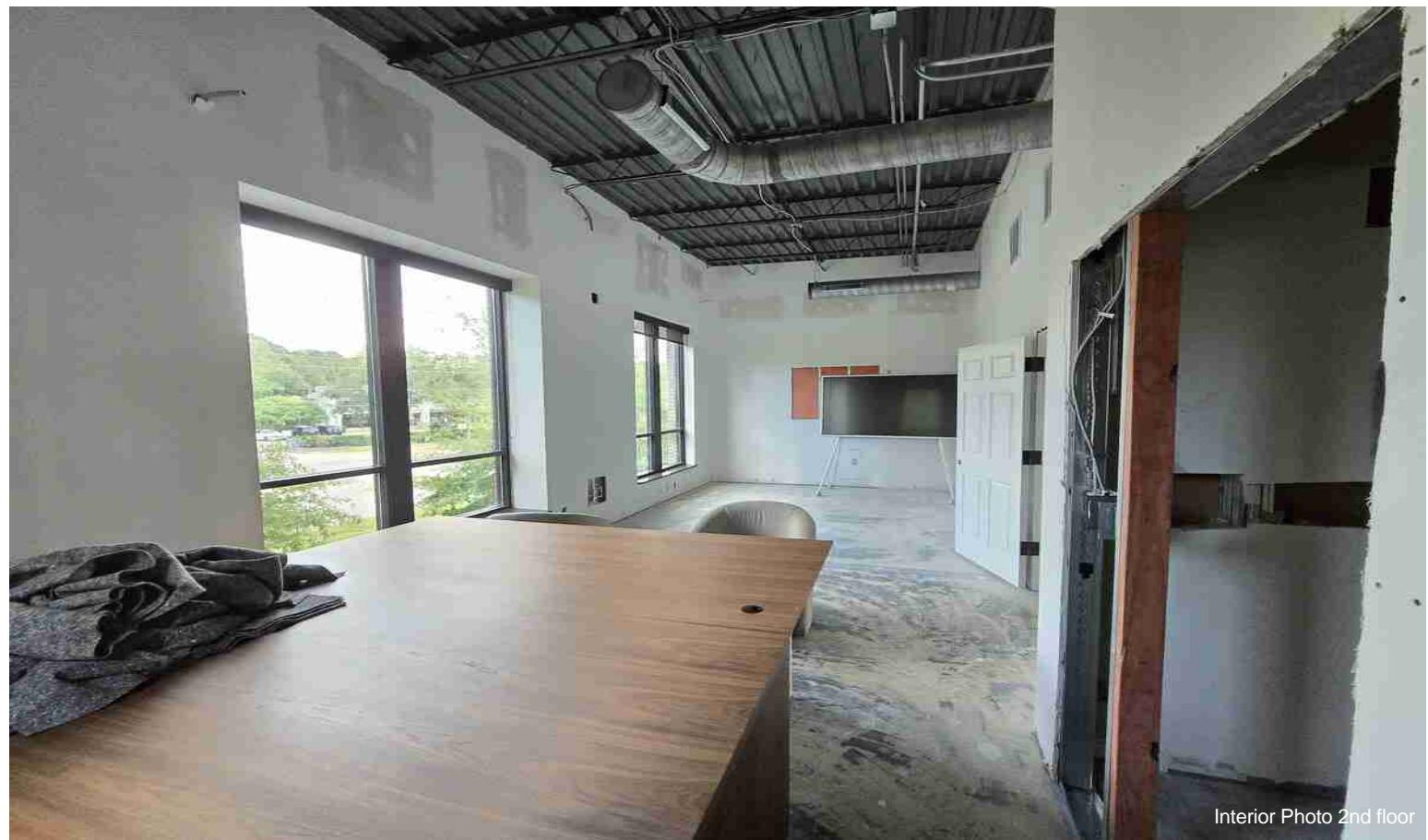


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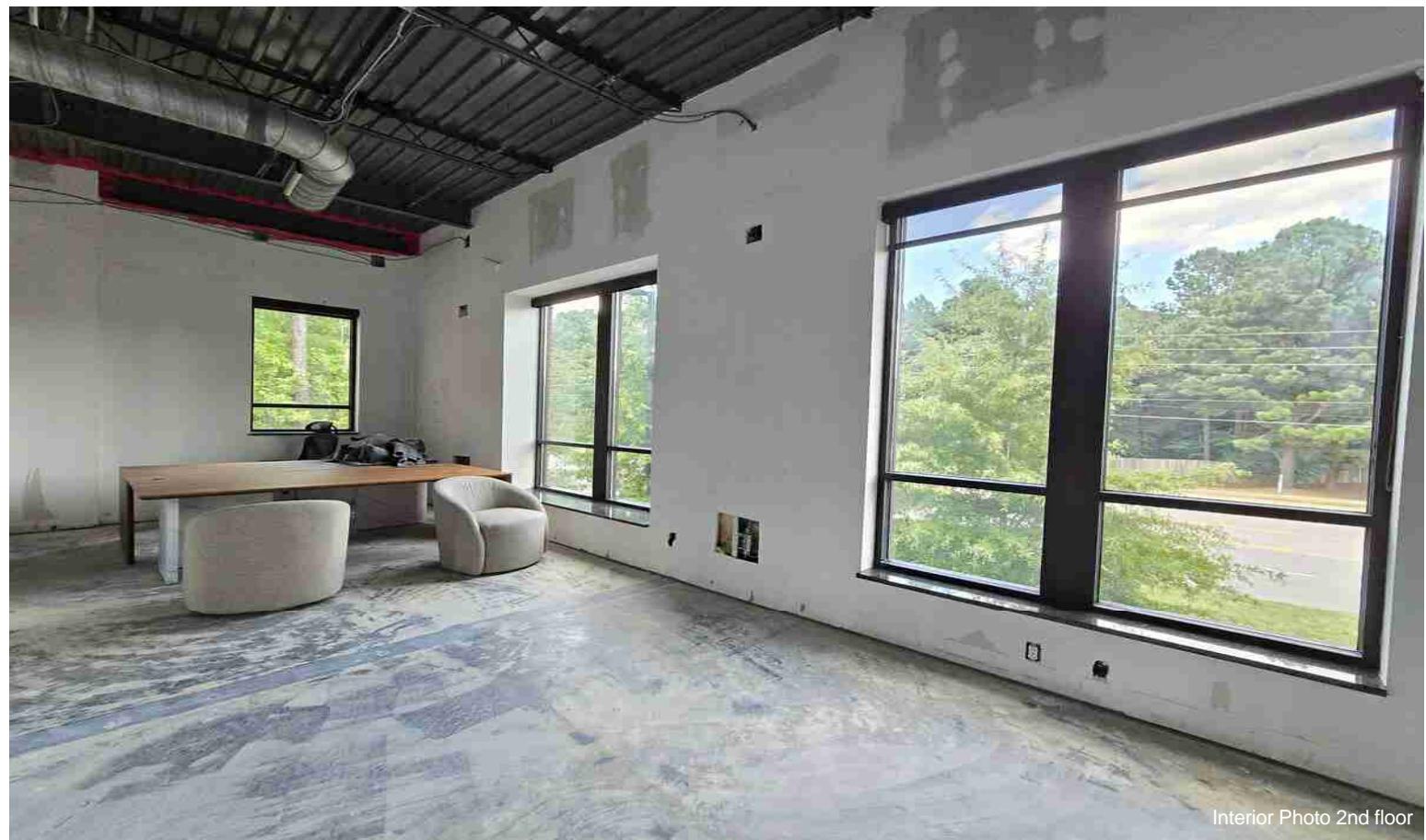


Interior Photo 2nd floor

Property Photos



Interior Photo 2nd floor



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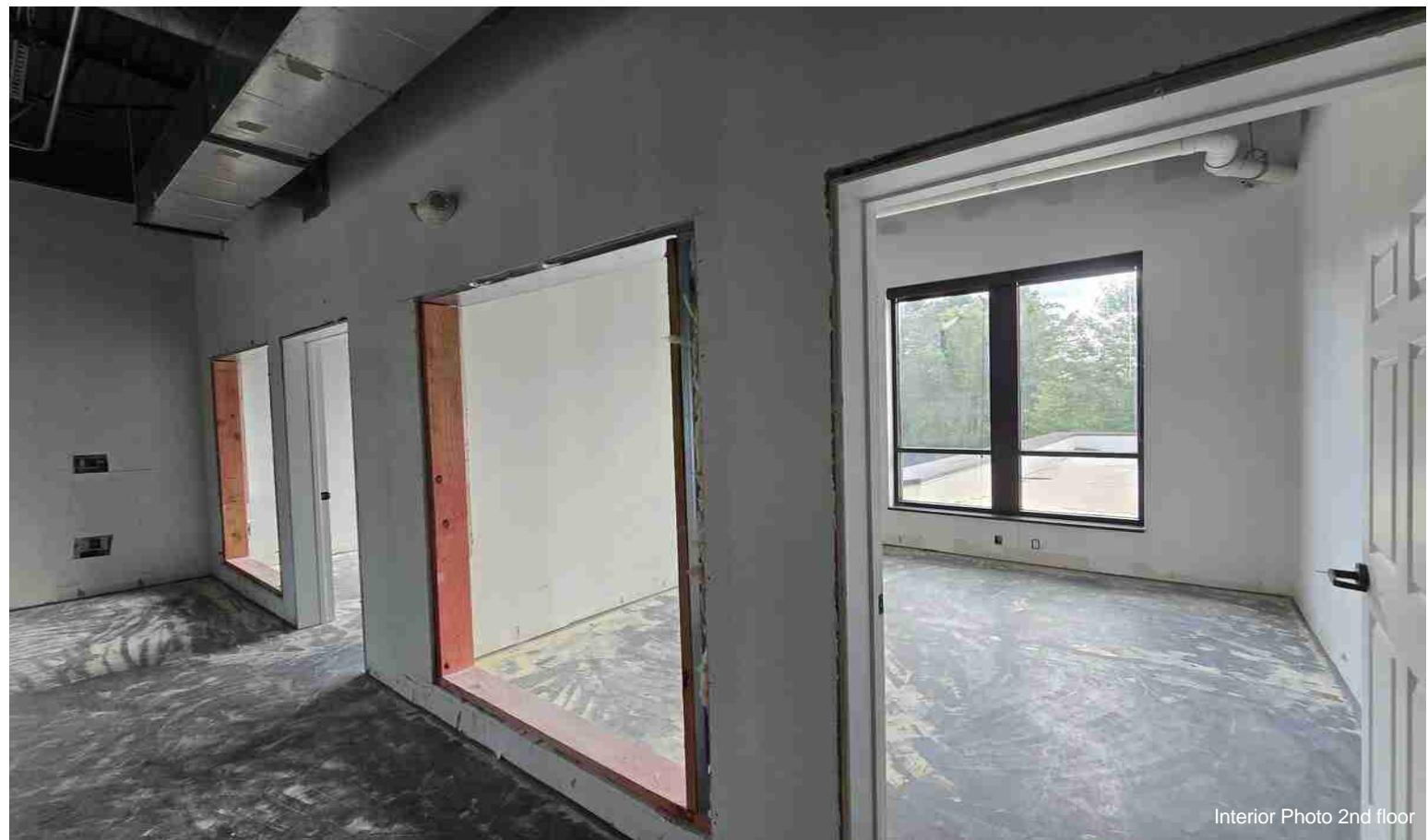


Interior Photo 2nd



Interior Photo 2nd floor

Property Photos



Interior Photo 2nd floor



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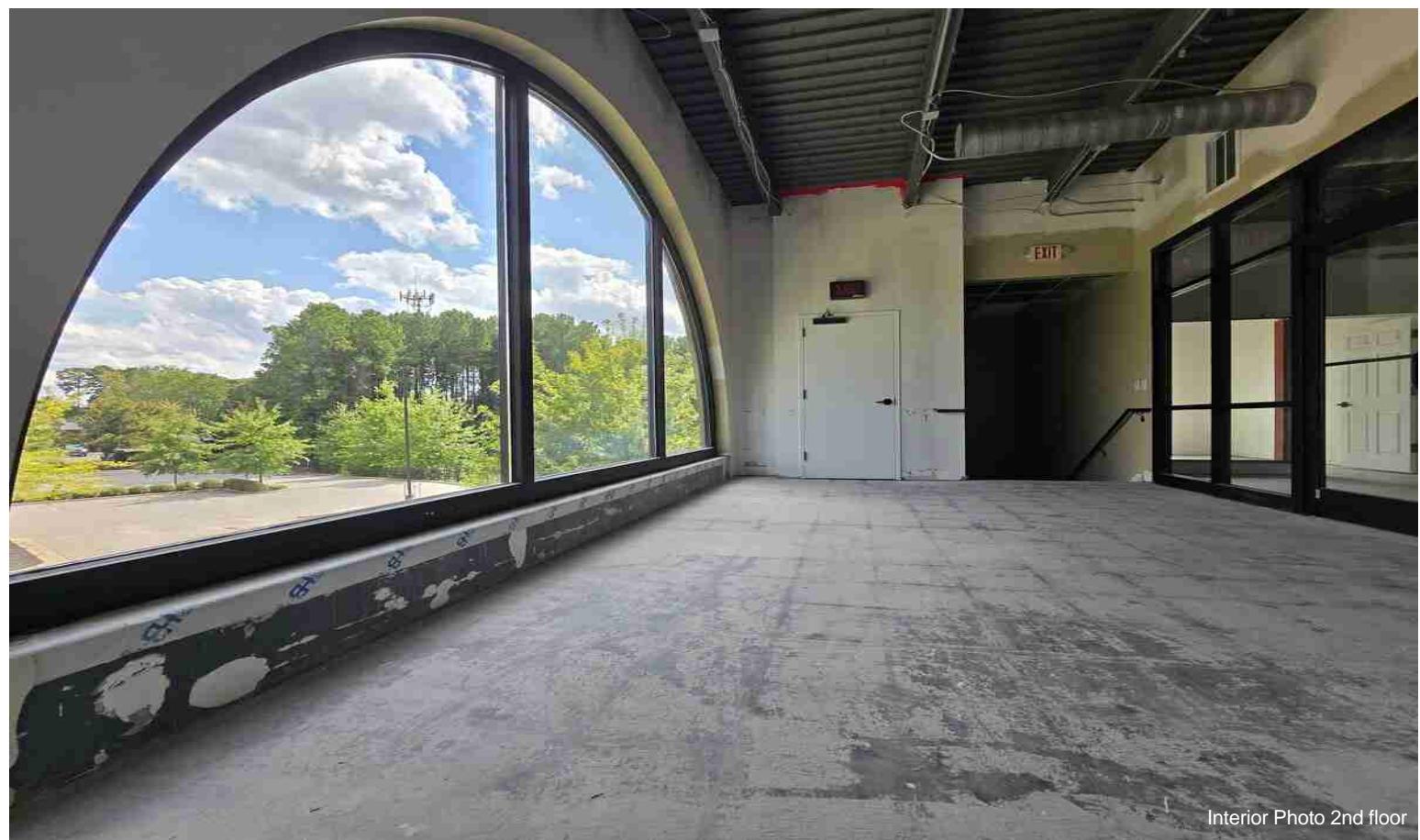


Interior Photo 2nd floor

Property Photos



Interior Photo 2nd floor



Interior Photo 2nd floor

Property Photos



Exterior Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos

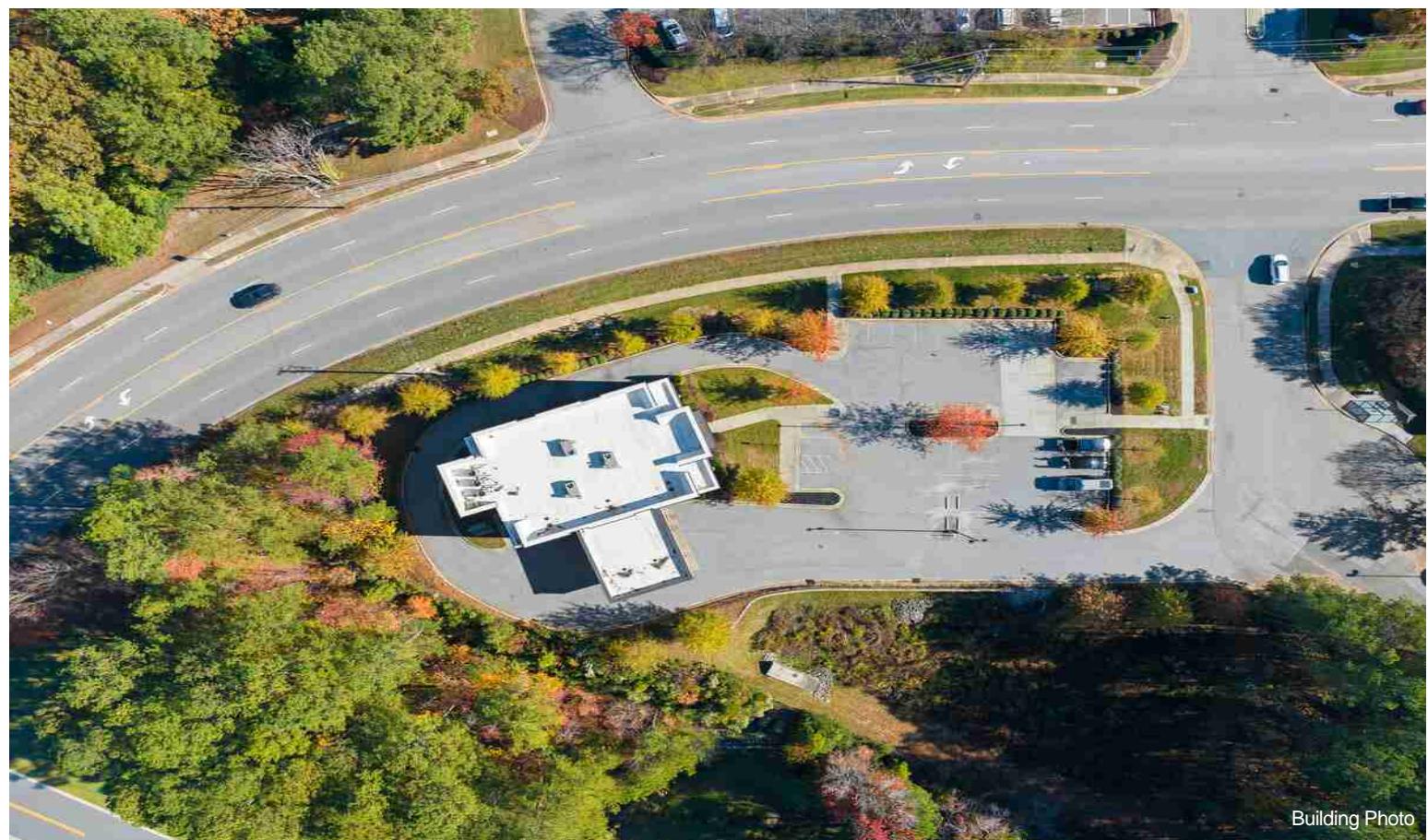


Building Photo



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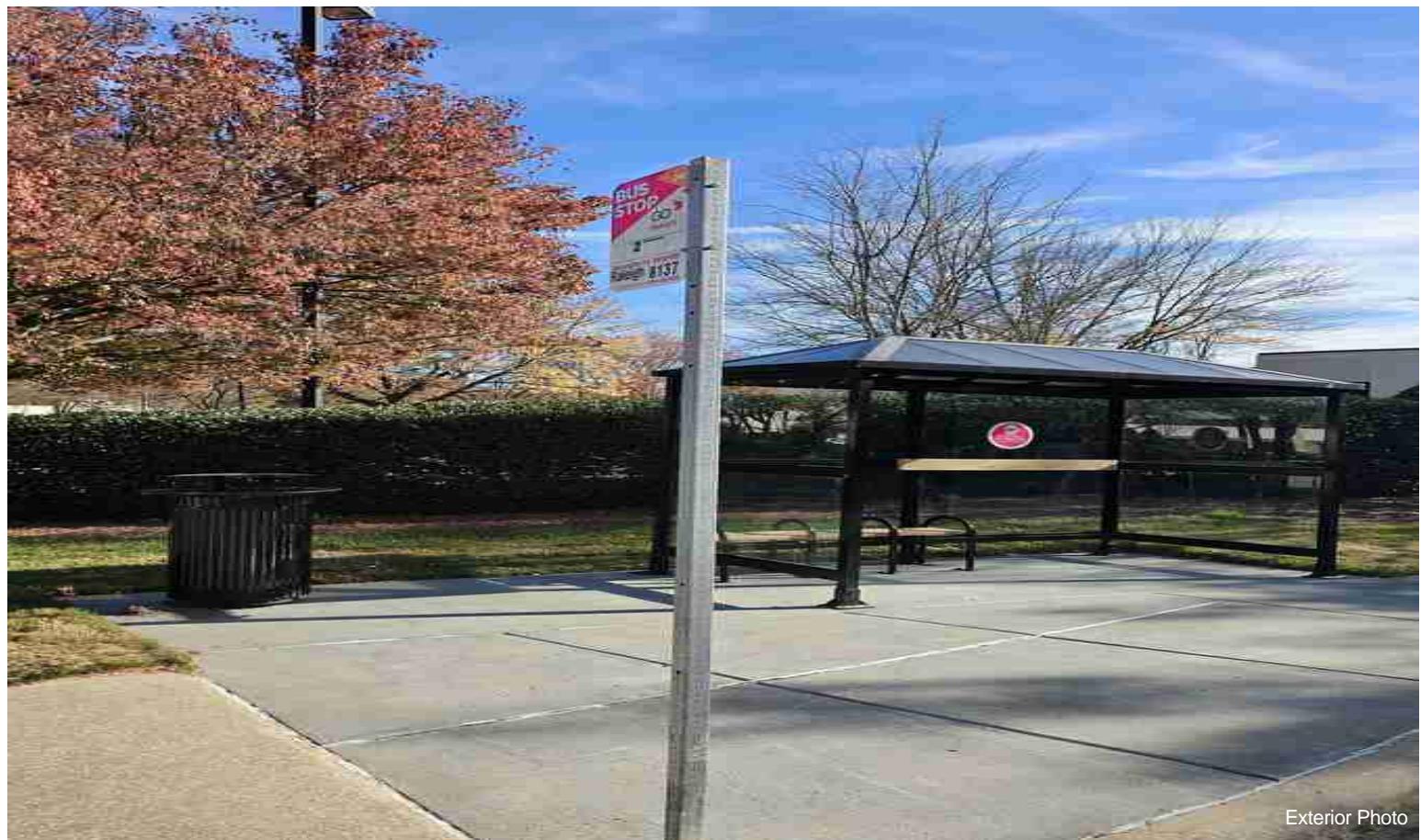


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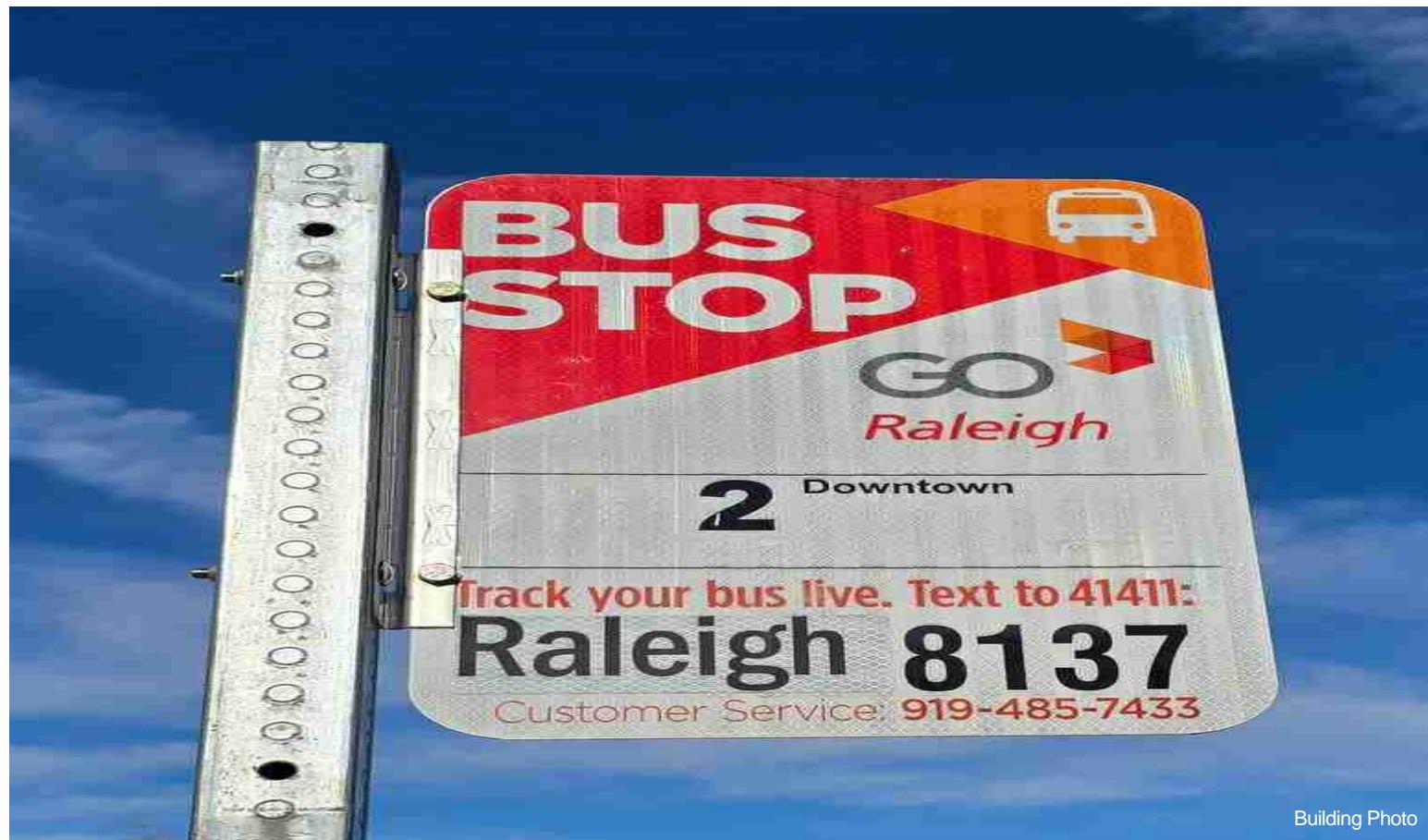


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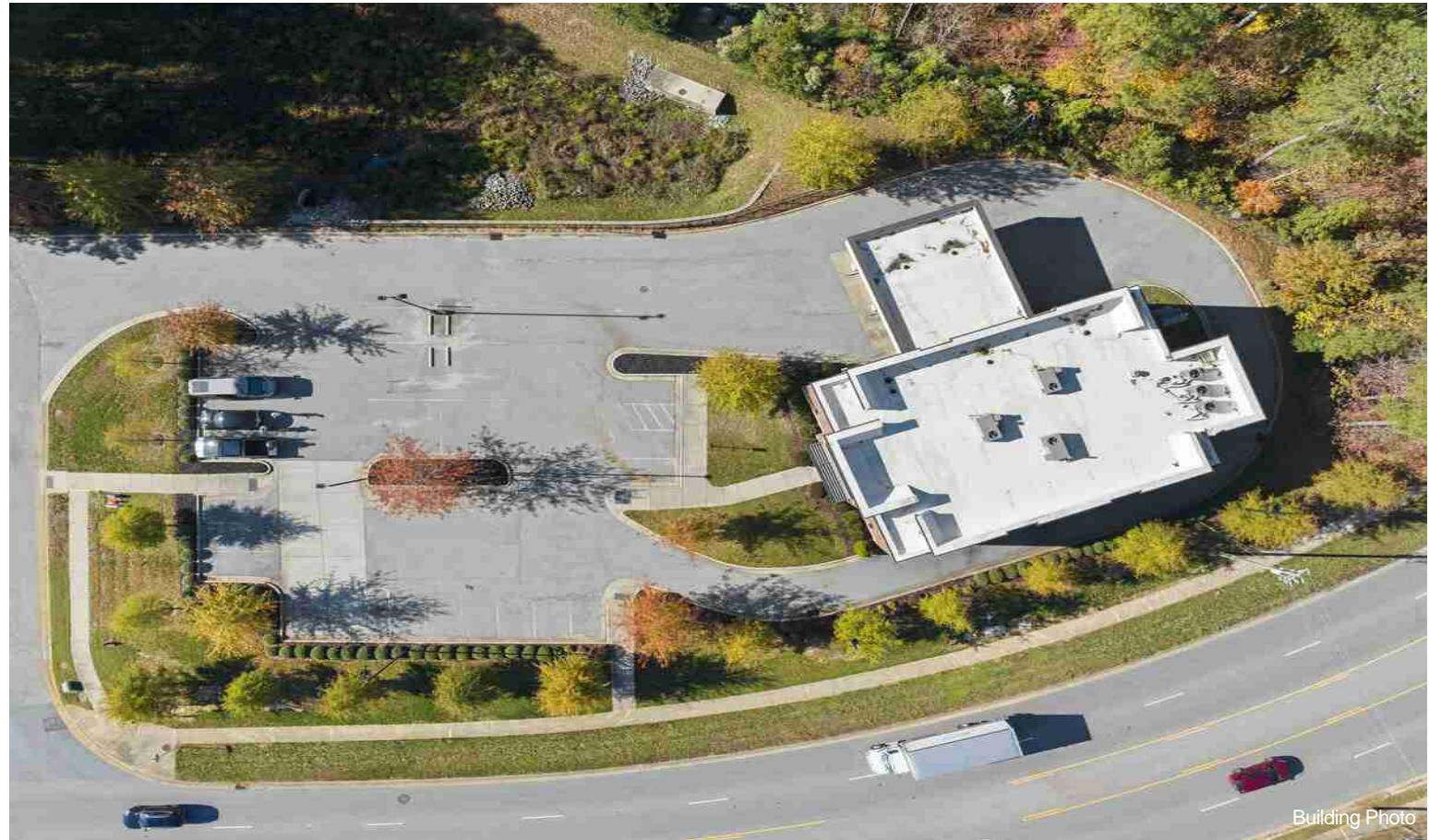


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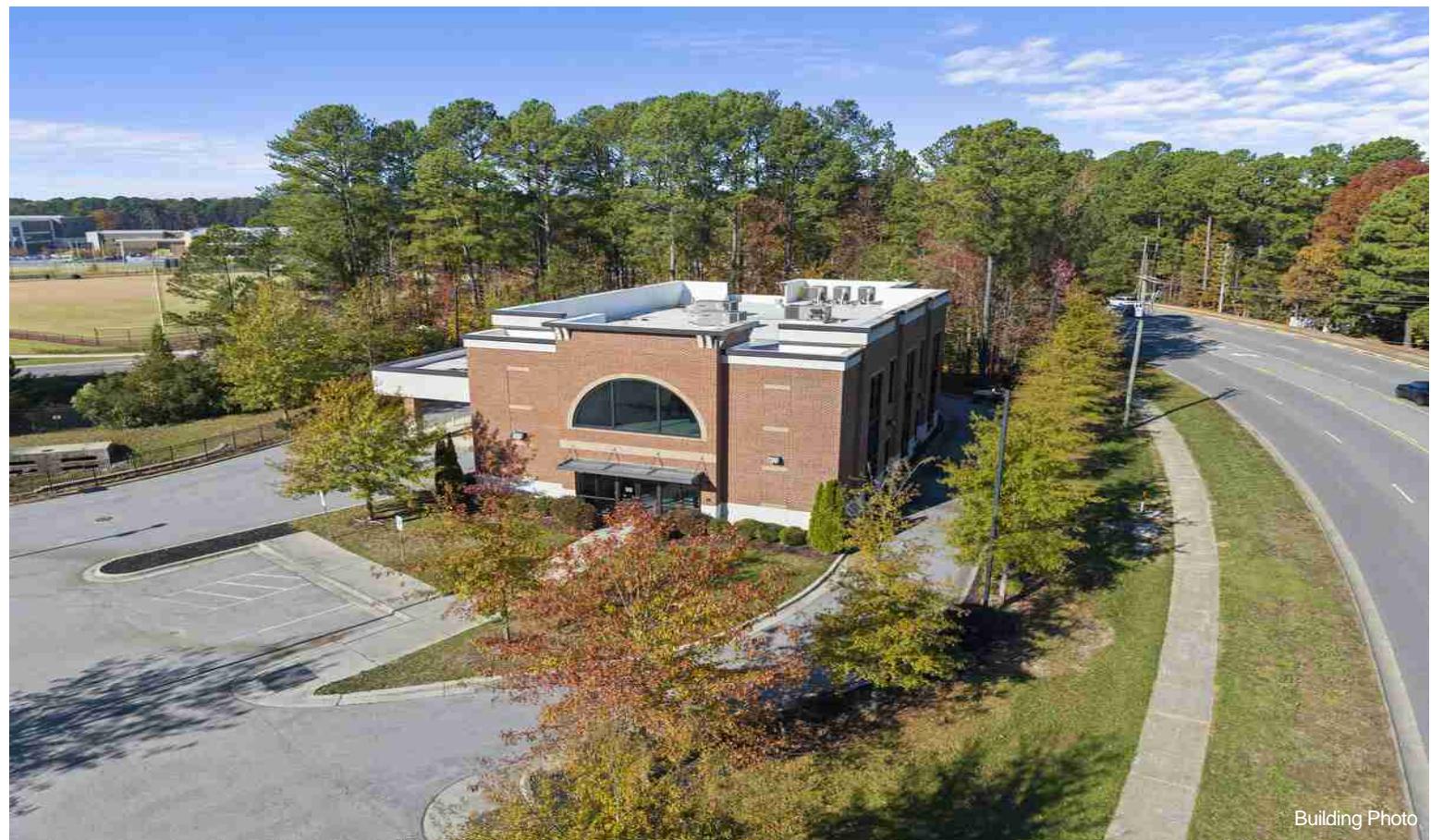


Building Photo



Building Photo

Property Photos



Building Photo



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