

OFFERING SUMMARY

Sale Price:	\$505,000
Building Size:	3,369 SF
Lot Size:	0.2 Acres
Year Built:	1888
Zoning:	RU-5(2)
Market:	Downtown Durham's West End

PROPERTY OVERVIEW

Own a piece of Durham's rich history with one of the oldest religious buildings in the City, built in 1888. Listed on the National Register of Historic Places, the property is eligible for both Federal and State Historic tax credits. Additionally, the property can be submitted for approval as a Local Landmark, resulting in a 50% reduction in assessed property taxes. RU-5(2) Zoning allows for a variety of uses with a new proposed CX-3 Zoning classification in the upcoming Unified Development Ordinance change that continues the mix of uses.

LOCATION OVERVIEW

Located in the West End of Downtown Durham, this iconic building is home to an eclectic mix of businesses and historical structures. The area is nestled just minutes away from Duke University and the Nasher Museum anchored by the Durham Co-op Market, Emily K Community Center, and Burch Avenue Park. Boasting a rich cultural scene, Downtown Durham is known for its lively arts and culinary experiences, with attractions such as the renowned Durham Performing Arts Center (DPAC), the historic Carolina Theatre, and the beloved Durham Bulls Baseball team. Live, Work, and Play at numerous developments in the Central Park, Warehouse & Brightleaf districts or at the American Tobacco & Golden Belt campuses.

DEREK MANGUM, BROKER

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EXCERPT FROM THE NATIONAL REGISTER OF HISTORIC PLACES ARCHIVE

Begun in 1888, the (former) Emmanuel A.M.E Church is a two-story, rectangular, gable-front building with a three-story, pyramidal-roofed square tower at the east end of the south elevation. Slightly recessed from the main façade and tucked behind the tower, there is a small shed addition built to accommodate bathrooms. Located on a quarter-acre lot, the church is separated from a busy thoroughfare by a shallow front lawn. The lot slopes sharply downward from the front of the building so that there is a full ground story beneath the principal story at the street level. A cement walk inlaid with a brick cross links the sidewalk with the main entrance, located in the tower. Another cement walk leads from the sidewalk to the northeast corner of the building, where cinder block steps descend an embankment to a side entrance at the ground level. The church was constructed in solid brick with walls thirty inches thick; they were covered with stucco in 1962.

A notable example of the popular use of the Gothic Revival style, the (former) Emmanuel A.M.E. Church, is the oldest surviving religious edifice built by a Durham congregation. Its significance surpasses the purely architectural and ecclesiastical, representing the development of the black community in the West End neighborhood in general and the achievements of Richard Burton Fitzgerald and his family in particular. The donor of the land and building for the church and a guiding force in the congregation for many years, Fitzgerald became Durham's leading brick manufacturer and was reportedly the town's first black millionaire. His diverse business interests included Durham's first black-owned and operated pharmacy and the Coleman Cotton Mills of Concord, N.C., North Carolina's first textile mill managed and operated by blacks.



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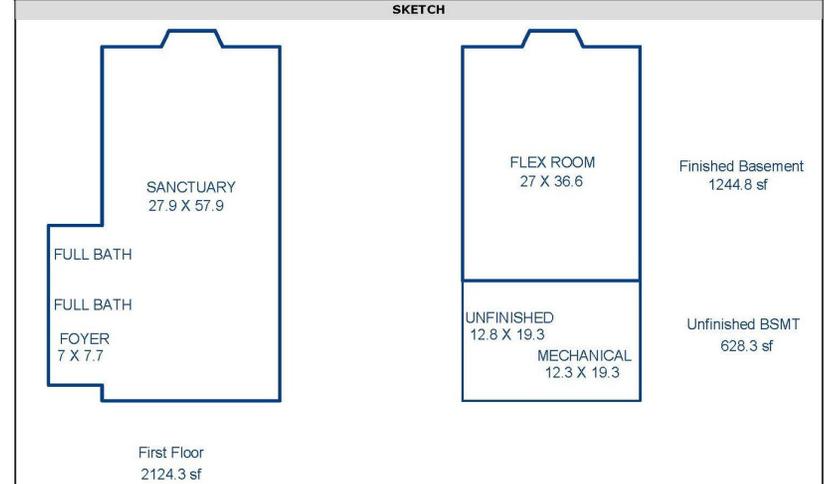


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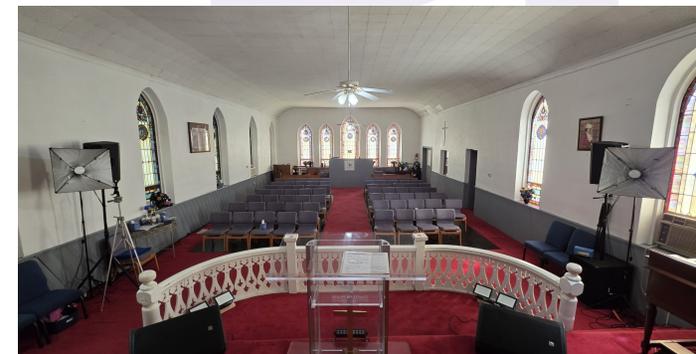
SUBJECT INFO			
File No.: 253915	Parcel No.: measurements		
Property Address: 708 KENT STREET			
City: DURHAM	County:	State: NC	ZipCode: 27701
Owner:			
Client: MAVERICK PARTNERS REALTY SERVICES INC			Client Address:
Appraiser Name:		Inspection Date:	



Dimensions are approximate*Drawing is not to scale
 This sketch is the property of the company creating it and the requesting party listed in the header above
 Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GBA1	First Floor	1.0	2124.3	204.0	3369.1	First Floor	27.3 x	9.2 =	251.2	
	Finished Base	1.0	1244.8	144.4	3369.1		60.6 x	10.5 =	636.3	
BSMT	Unfinished BS	1.0	628.3	102.2	628.3		7.9 x	2.7 =	21.3	
							0.5 x	3.0 x	1.2 =	1.8
							0.5 x	3.0 x	1.2 =	1.8
							60.6 x	9.8 =	593.9	
						Finished Basem	60.6 x	10.2 =	618.1	
							40.0 x	10.5 =	420.0	
							7.9 x	2.7 =	21.3	
							0.5 x	3.0 x	1.2 =	1.8
							0.5 x	3.0 x	1.2 =	1.8
							40.0 x	10.2 =	408.0	
							40.0 x	9.8 =	392.0	
	Net BUILDING	cnt	2 (rounded)	3,369		13 total items		(rounded)	3,369	

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