

# OWNER FINANCE AVAILABLE!

## 1,000 SQFT 2<sup>ND</sup> FLOOR CONDO OFFICE IN MIDTOWN RALEIGH

### LOCATION LOCATION LOCATION!

Surrounded by established businesses, restaurants, fitness center. A 4-minute drive from North Hills up-scale shopping, minutes from Crabtree Valley mall, and near a walking trail (Crabtree Creek).

A couple of financial options to purchase this 2<sup>nd</sup> floor suite:

**A** – Provide pre-approved lender letter prior to scheduling a tour. Confirm interest, schedule closing and move in date.

**B** – With a minimum down-payment and an estimated \$3,500 monthly payment, lock-in an owner finance purchase (without early payment penalty nor fees).

**NOTES:** *n1.* Suite is currently leased; tenant can stay or move out. *n2.* Condo does not have elevator (stairs access only).

24/7 ACCESS

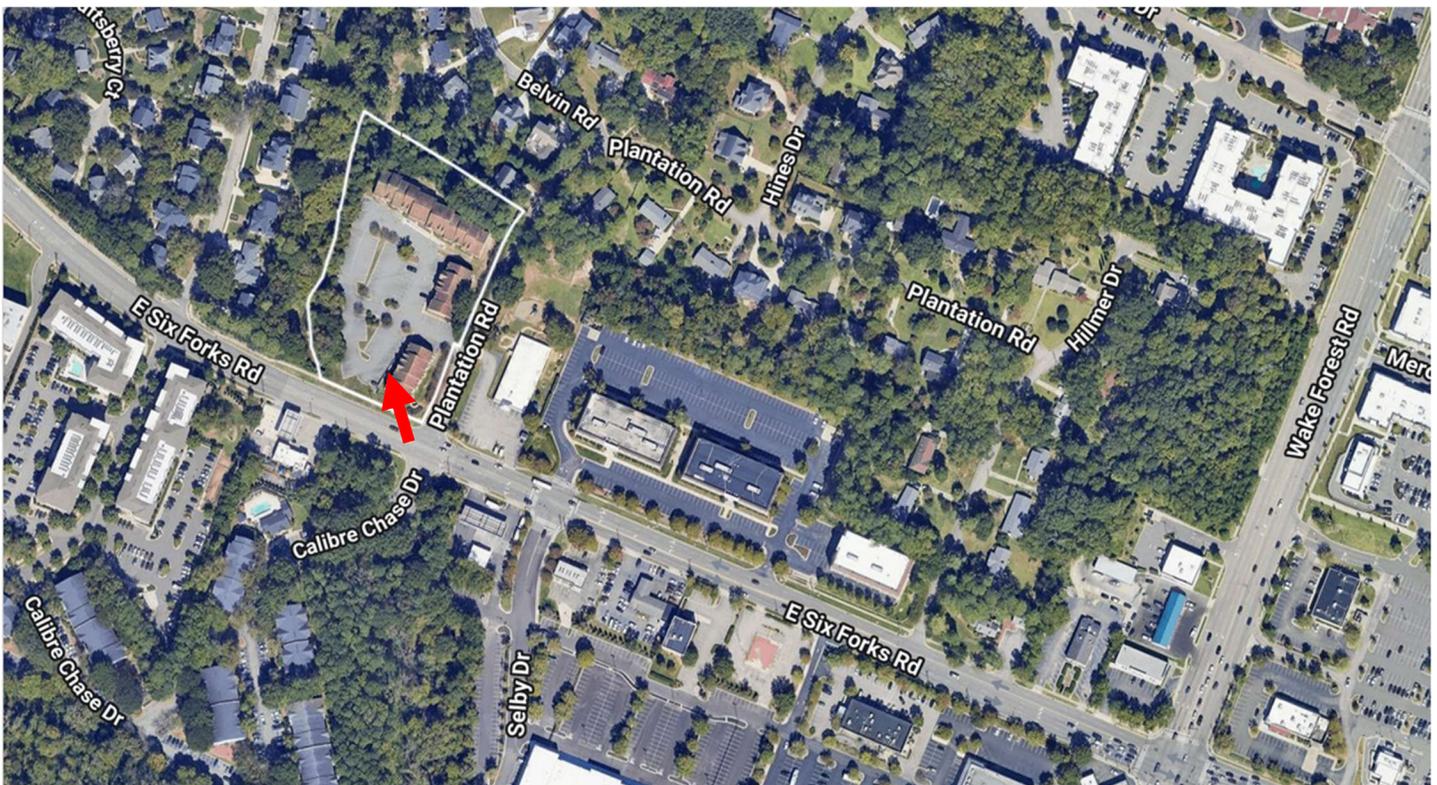
Ample PARKING

Coveted Location

Near Restaurants

Finance Options

Easy Access

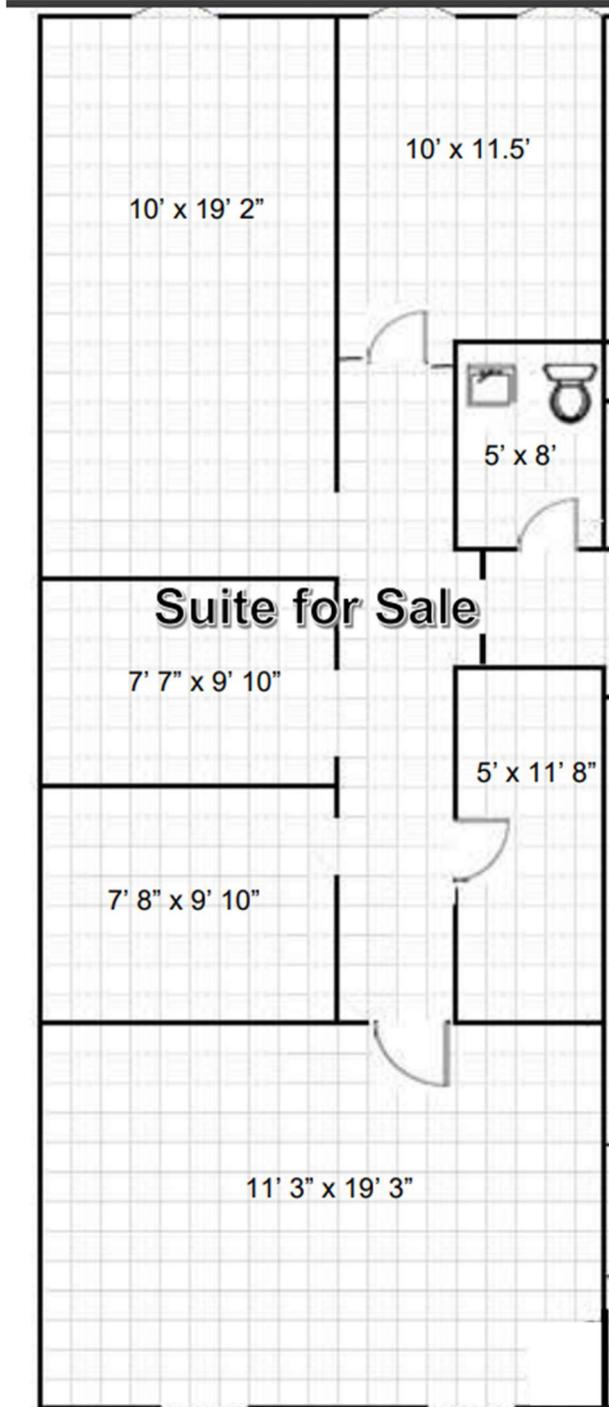


# 1,000 SQFT 2ND FLOOR SUITE

Both suites on this 2<sup>nd</sup> floor were remodeled in 2018, suite on the right is not for sale. Monthly Condo Owners Association fee is \$250 per suite. Annual Wake County tax is ~\$2K. This is **For Sale By Owner**, buyer pays all closing costs, buyer's Agent gets 2%.

Office suites are **located in midtown Raleigh**: ~ 2miles from North Hills mall, 10 mins from downtown, 10 mins from Crabtree Mall, 20 mins from Airport, 30 mins from RTP. Plenty of parking for visitors, and one parking spot in front of the building for owner.

**Left Side Suite** (1,000 Sq Ft): **\$295,000**. With 5 offices, one restroom and one kitchenette.



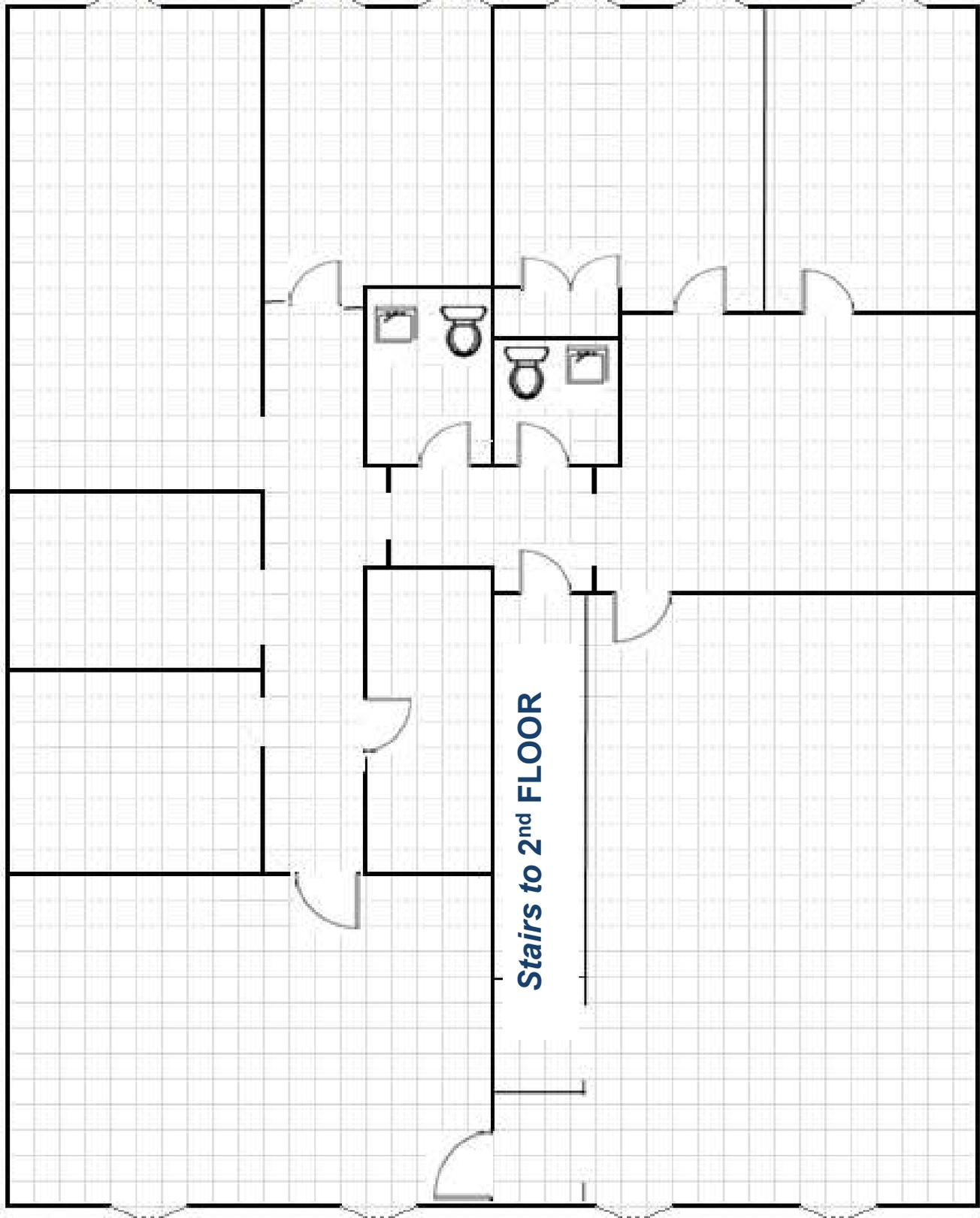
Big Conference/Collaboration	11'-3" x 19'-3"
Office 1 (used as breakroom)	7'-8" x 9'-10"
Office 2 (server room)	5'-1" x 11'-8"
Kitchenette	7'-7" x 9'-10"
Collaboration Office	10' x 19'-2"
Office 3	10 x 11'-5"
Restroom	5' x 8'

## INQUIRE TODAY!

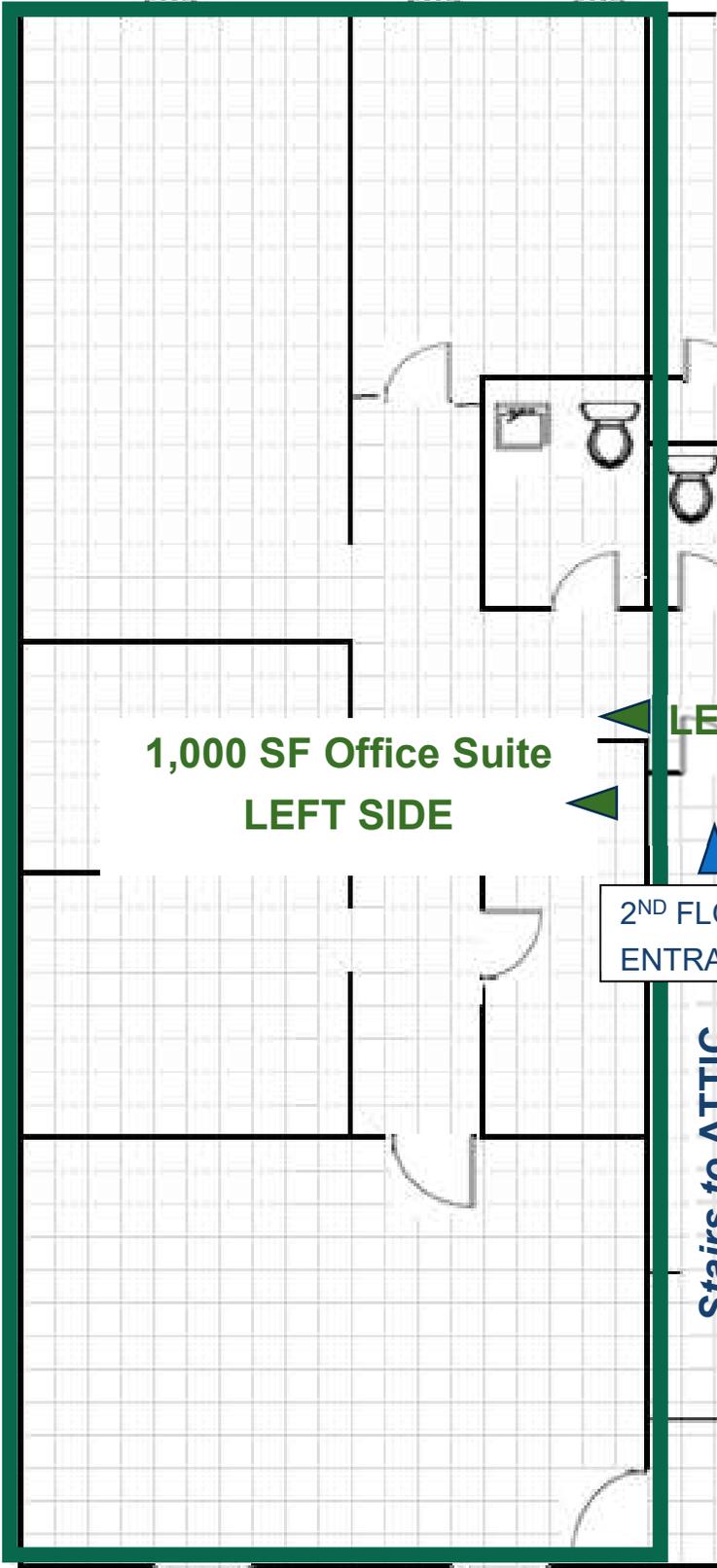
Text or Email: [Info@weproject.com](mailto:Info@weproject.com) 919-301-0006

We value your time, please value ours. WeProject, Inc. will only entertain serious potential buyers that have a quick closing timeline.

# TWO SUITES ON SECOND FLOOR



FRONT OF OFFICE CONDO BUILDING



**1,000 SF Office Suite  
LEFT SIDE**

**2<sup>ND</sup> FLOOR  
ENTRANCE**

**Stairs to ATTIC**

**LEFT side suite for sale.**



