

544 SF OFFICE CONDOMINIUM FOR LEASE OR SALE

8366 Six Forks Road - Suite 101, Raleigh, NC 27615



544 SF condominium available for lease or Sale.

- ◆ Unit located at front of office center.

Lease Rate: \$1,000.00 Monthly / MG.

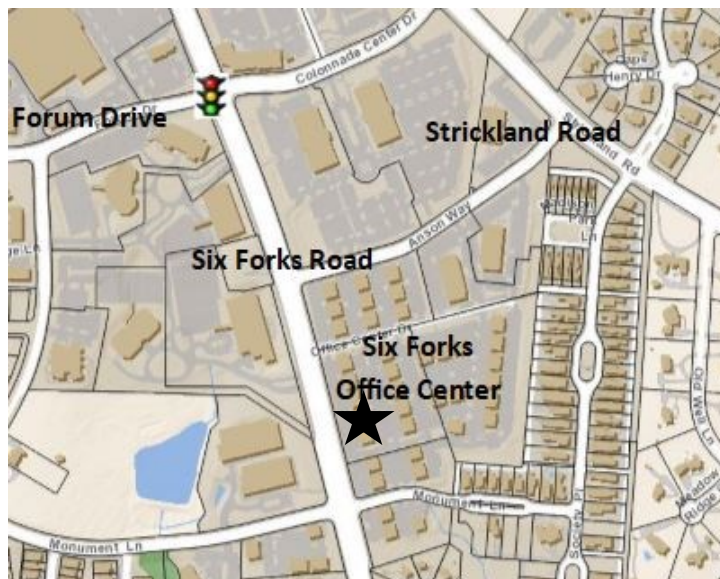
Tenant responsible for electricity, janitorial and HVAC service agreement. Landlord pays water, dues and taxes.

Sale Price: \$187,000 / \$344.00 SF

Dues: \$91.45 Monthly. **Taxes:** \$1,317.00 Yearly.

Layout: Reception, two private offices, restroom and kitchenette.

- ◆ All rooms have windows. Light and bright.
- ◆ New paint.
- ◆ New carpet.
- ◆ HVAC 2020.
- ◆ Ground level entry with parking in front of unit.
- ◆ Windows in every room. Great natural light.
- ◆ Each room wired for high speed internet.
- ◆ Built 1999. Zoned OX-3-PL-CU.
- ◆ Walking distance to Whole Foods and Panera Bread.
- ◆ Vibrant office center with business synergies.
- ◆ Close to retail, restaurants and banks.
- ◆ Central to all major traffic corridors to include Creedmoor Rod, Strickland Road and Falls of Neuse Road.
- ◆ Minutes to I-540.



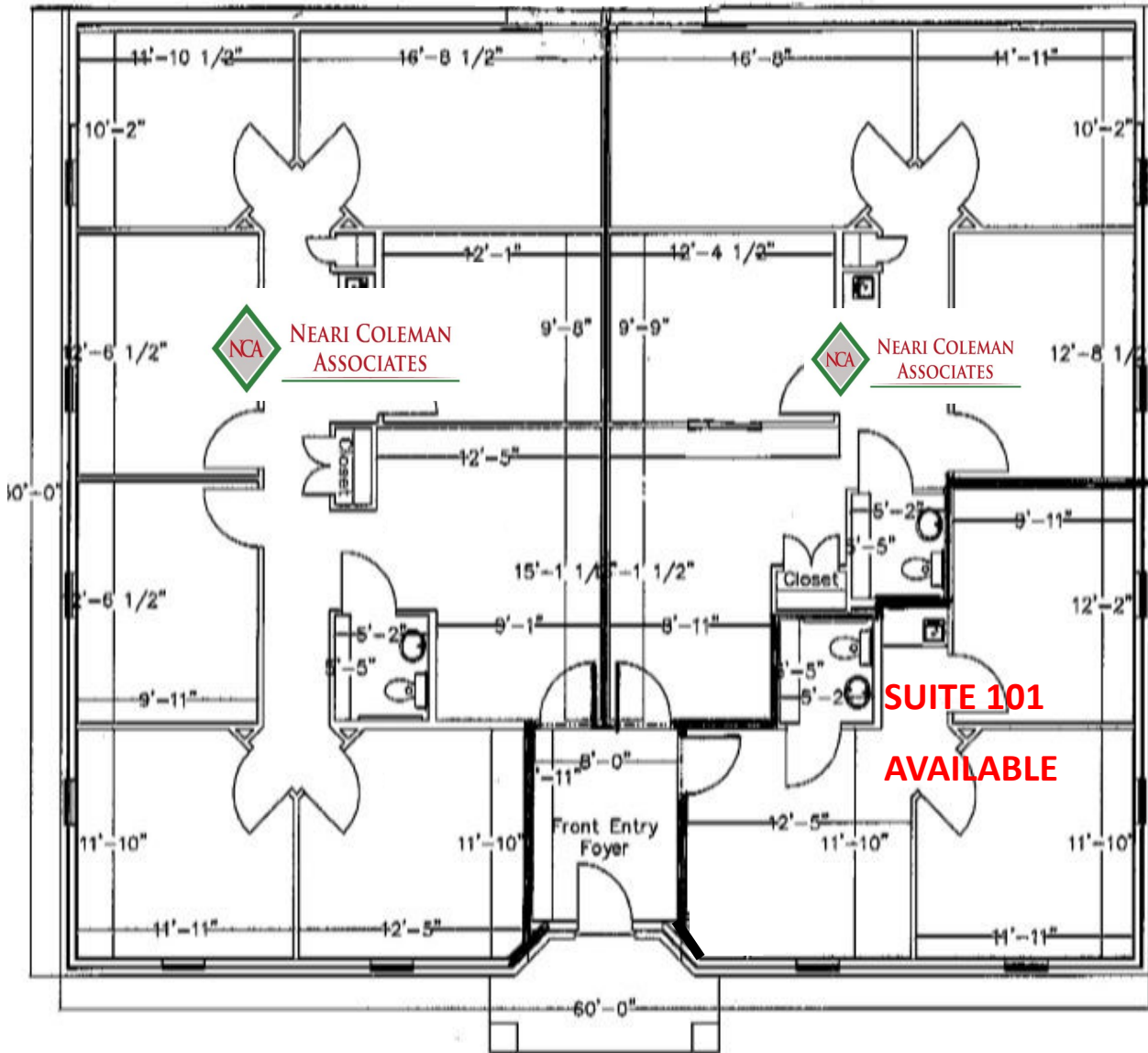
FOR MORE INFORMATION AND A TOUR PLEASE CONTACT

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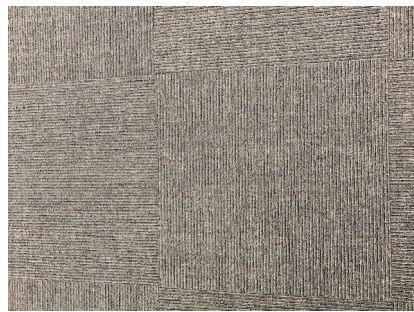
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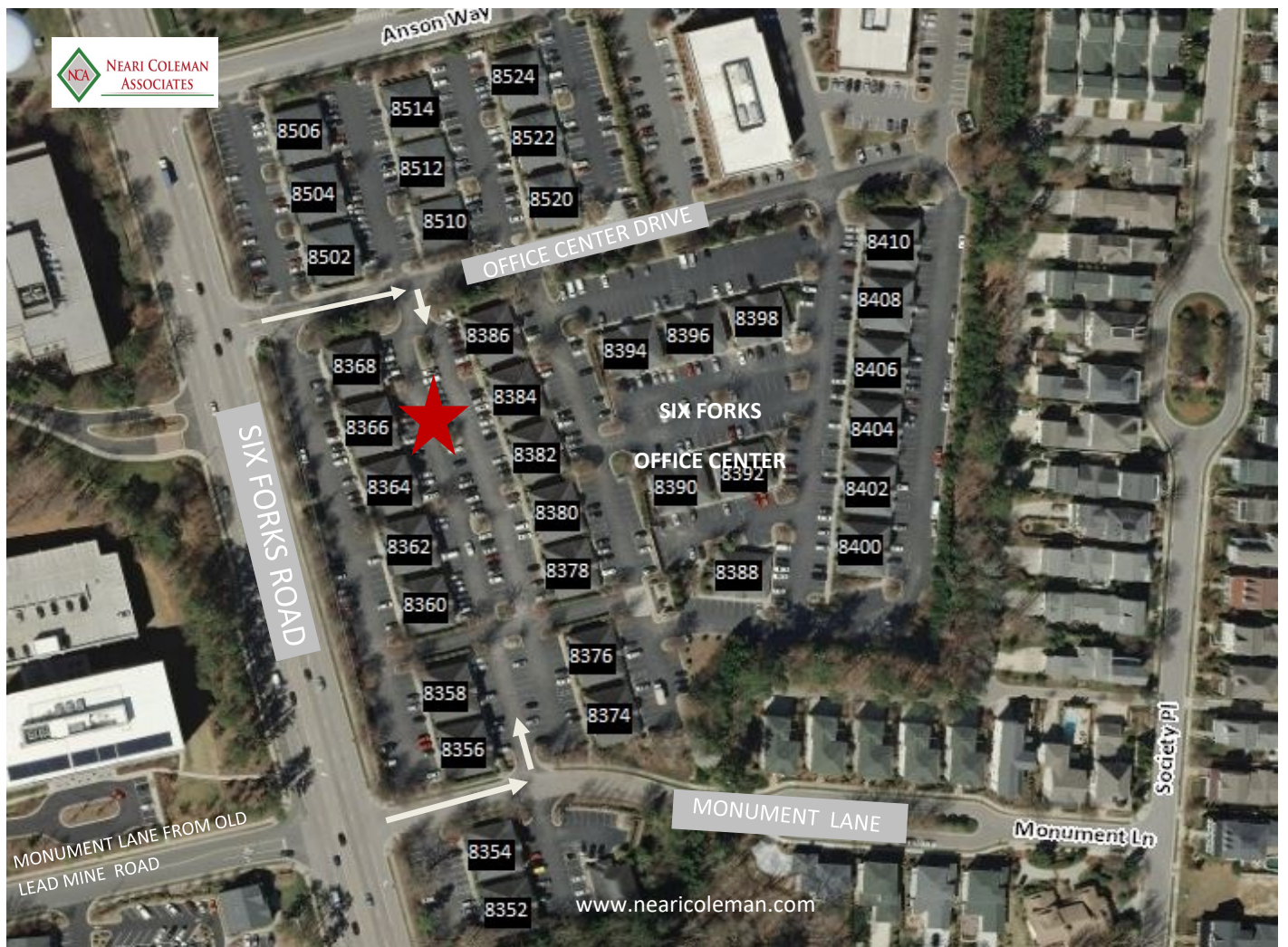
 NEARI COLEMAN ASSOCIATES

<http://nearicoleman.com> <https://acerracommercial.com>

8366 Six Forks Road
Suite 101
Sale
\$187,000.00
Lease
\$1,000.00 Monthly

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



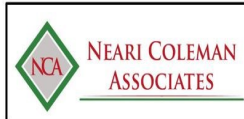


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