

4119 CAPITOL STREET

MEDICAL OFFICE FOR SALE



CENTRAL CAROLINA
FOOT & ANKLE ASSOCIATES

DR. GARY LIAO
DR. MELISSA S. HILL

DR. ALAN E. SOTELO

TRI PROPERTIES

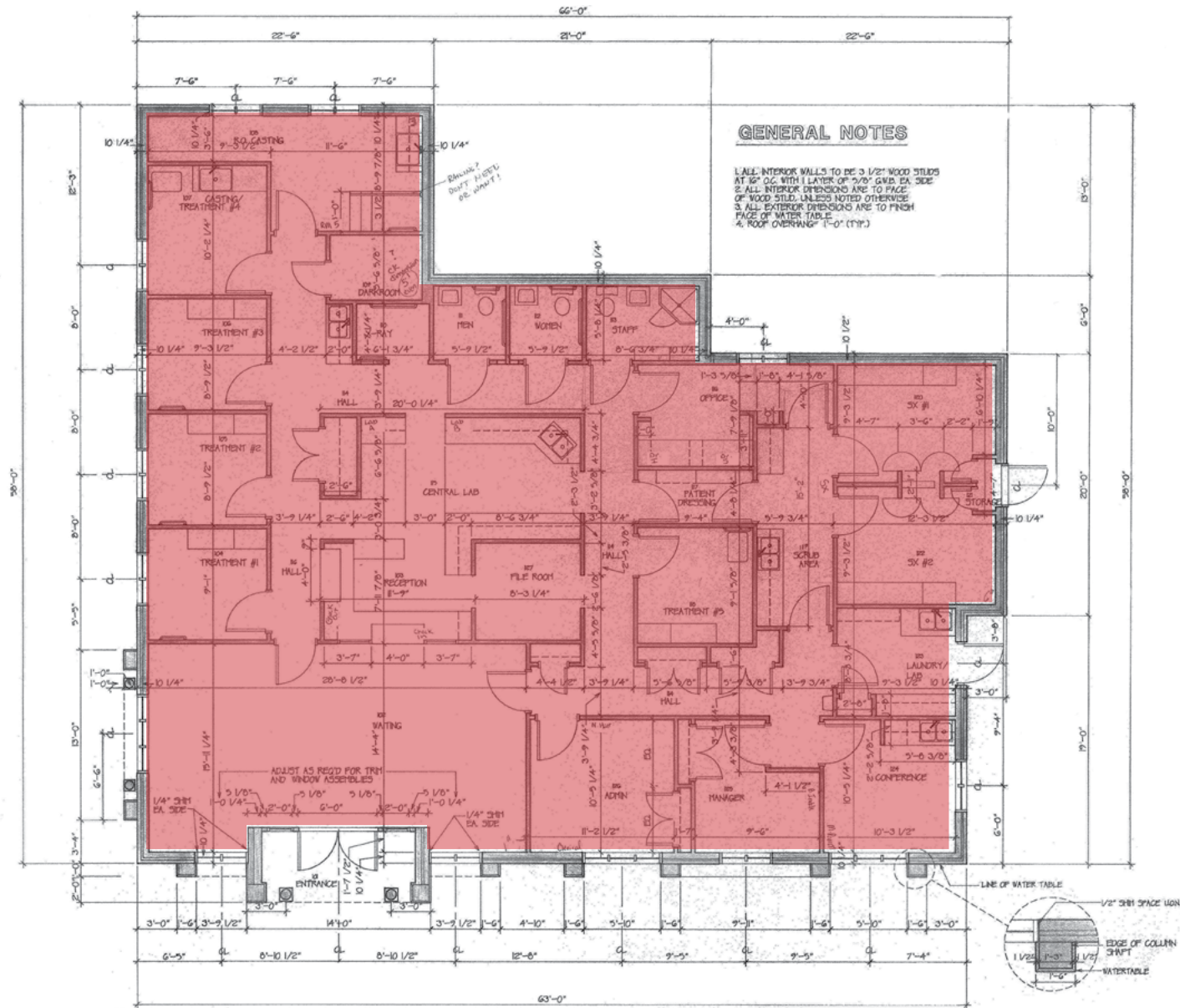
NAI Carolantic Realty

4119 CAPITOL STREET

ADDRESS	4119 Capitol Street, Durham, NC 27704 Independence Park
BUILDING SIZE	Approximately 3,095 SF, Current tenant's lease expires 02/2021
YEAR BUILT	1991
ACREAGE	0.988
SALE PRICE	\$775,000.00
PIN NUMBER	083301060588
EXTERIOR CONSTRUCTION	Masonry
PARKING RATIO	4.68 spaces per 1,000 SF
FEATURES	<ul style="list-style-type: none">-Easy access to Hwy 501, I-85, and Downtown Durham-Close proximity to Durham Regional Hospital-Easy entrance and egress-Unique opportunity for ownership in established Independence Park
EXPANSION	Land will accommodate doubling building with associated parking
RECENT IMPROVEMENTS	Roof replaced May 2016 HVAC replaced May 2019
CONTACT	<p>DR. MARY L. HAYES DR. ALAN E. BOTTELDO CENTRAL CAROLINA FOOT & ANKLE ASSOCIATES</p> PAMELA S. MICHAEL 919.369.1264 pmichael@triprop.com MICHAEL WALLACE 919.219.1112 mwallace@naicarolantic.com



FLOOR PLAN



CONTACT

PAMELA S. MICHAEL | 919.369.1264 | pmichael@triprop.com

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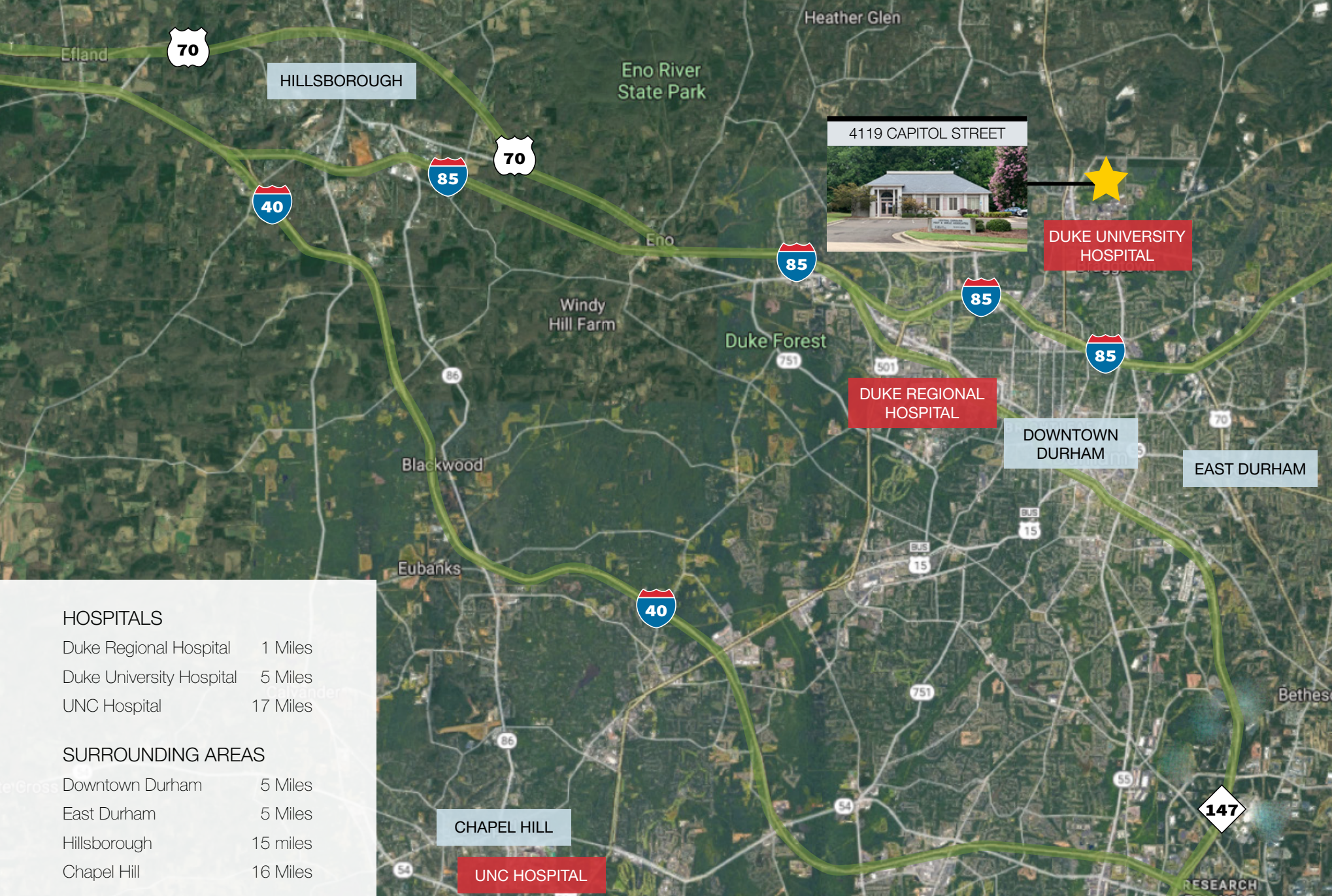
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PROPERTY OVERVIEW

FLOOR PLAN

SITE PLAN

AREA INFORMATION



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HOSPITALS

- Duke Regional Hospital 1 Miles
- Duke University Hospital 5 Miles
- UNC Hospital 17 Miles

SURROUNDING AREAS

- Downtown Durham 5 Miles
- East Durham 5 Miles
- Hillsborough 15 miles
- Chapel Hill 16 Miles

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4119 CAPITOL STREET

Ben Franklin Blvd

INDEPENDENCE PARK

501

BUS 501

W Carver St

DUKE REGIONAL HOSPITAL

RTP
DOWNTOWN DURHAM
CHAPEL HILL
RDU INTERNATIONAL AIRPORT
DOWNTOWN RALEIGH



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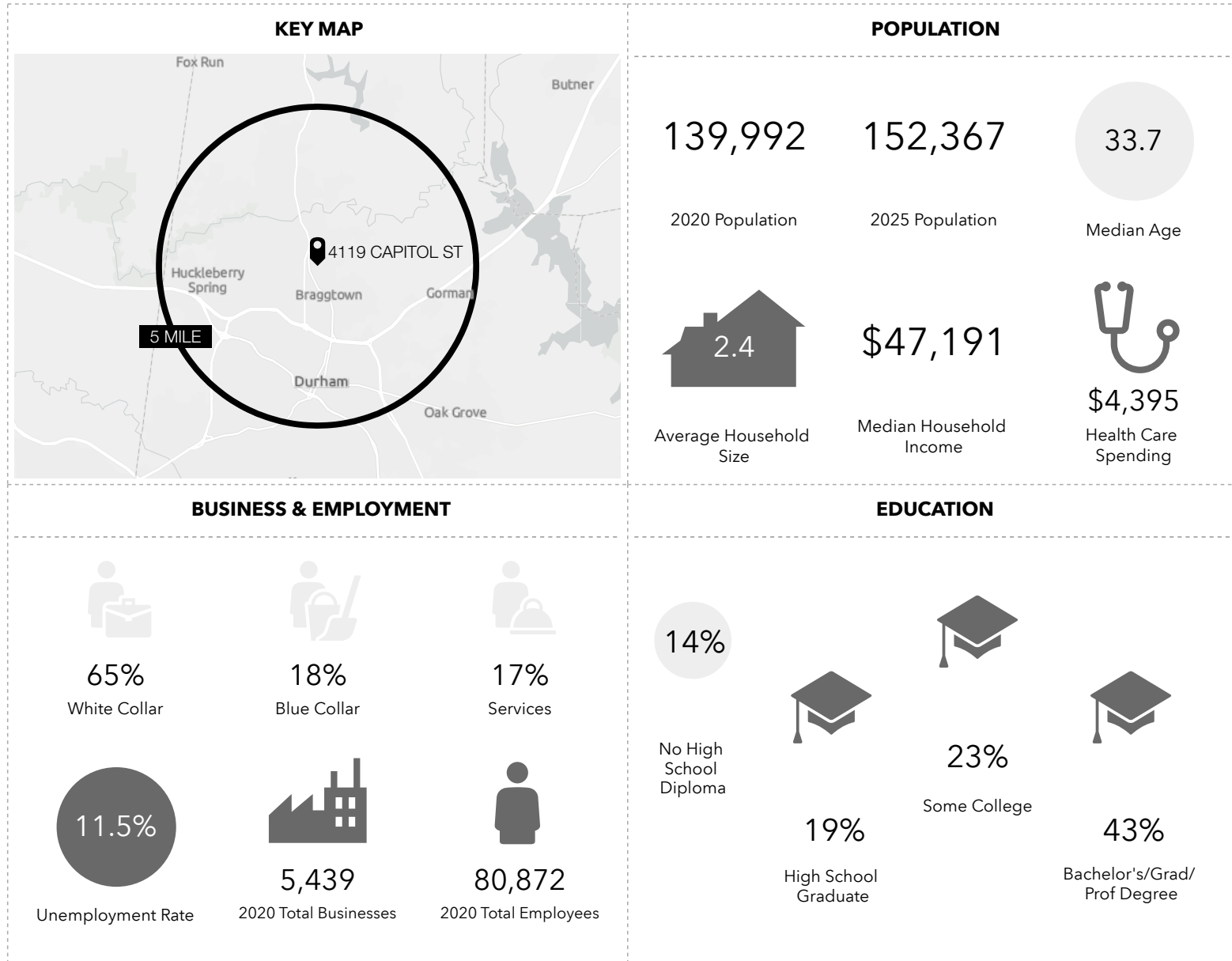
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DEMOGRAPHICS



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