

3908 WESTERN BOULEVARD

RALEIGH, NC 27606

INVESTMENT PROPERTY FOR SALE



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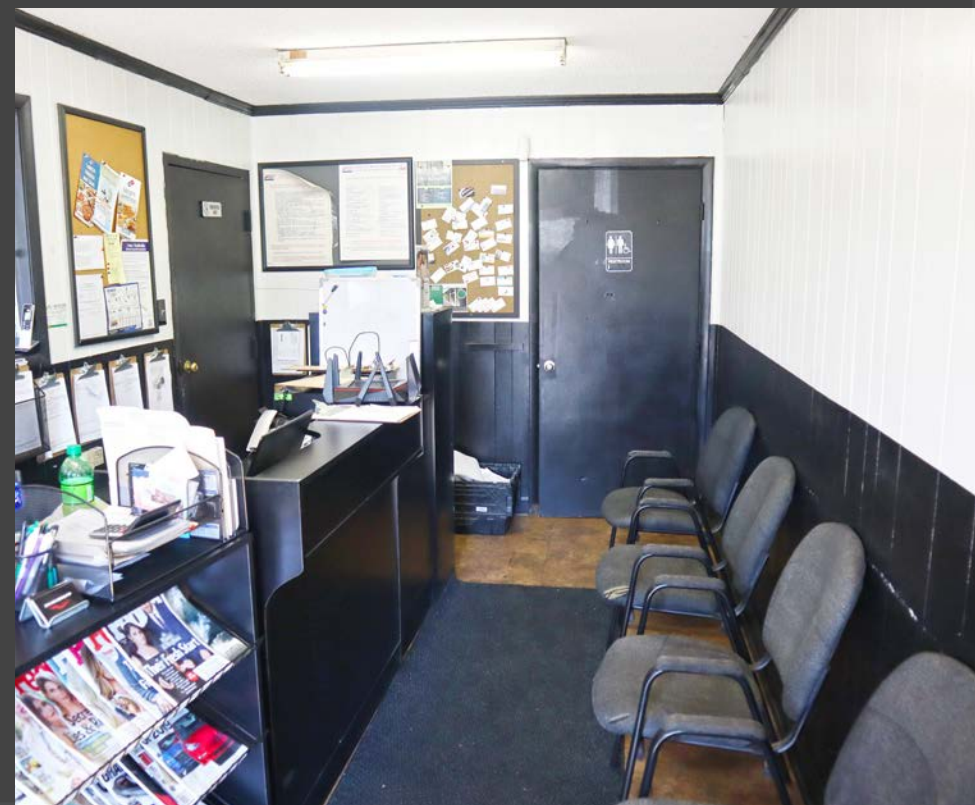
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YORK PROPERTIES AGENT FOR MORE DETAILS**



3908 WESTERN BLVD

INVESTMENT SUMMARY

YEAR BUILT

1984

LEASE STRUCTURE

Single Tenant 100% Leased
NNN (Personal Guaranty)

LANDLORD RESPONSIBILITIES

Roof & Structure

LEASE TERM

06.01.2018 - 05.31.2023

ESCALATIONS

Annually

IN PLACE NOI (05.01.2020)

\$48,600

CAP RATE

6.75%

SALES PRICE

\$720,000

BUILDING HIGHLIGHTS

- +/- 2,000 SF on +/- .53 acres
- Freestanding one (1) story building
- Single tenant, NNN lease

LOCATION

Conveniently located just minutes from I-440,
NC State and Meredith College



WESTERN BOULEVARD

47,895 CPD





DOWNTOWN
RALEIGH

DIXIE FOREST

WILMONT

NC STATE
UNIVERSITY

Arby's

Snoopy's Hot Dogs

Raleigh Brewing Co.

3908 WESTERN BLVD

Sushi Nine

Taco Bell

Amedeos Italian

Mecca Market

METHOD

Food Lion

Cook Out

Domino's

WOODLAND
RIDGE

BOULEVARD
PARK

I-440

Western Blvd

I-440

The Pit BBQ
Beasley's Chicken & Honey
Brewery Bhavana
42nd St Oyster Bar
Irregardless Cafe
Jack's Seafood & Soul Food
Boulted Bread
Crank Arm
Char Grill
Flying Saucer
Trophy Brewing & Pizza
Sushi Blues Cafe
Sitti
Tavern Agora
Death & Taxes



3908 WESTERN BLVD

RALEIGH ACCOLADES

2020

2nd Best in Quality of Life
- NUMBEO

2019

Most Educated City
Award for the State of
North Carolina
- Insurify

2019

11th Best Big Cities to Live In
- wallethub.com

2019

14th Among America's Top 150
Most Dynamic Urban Centers
- Point2Homes

2019

The Best Weekend Get-
aways Near Atlanta: Best
Food Getaway
- Thrillist

2019

4th Among 6 Incredible U.S.
Cities Hiding in Plain Sight
- Matador Network

ABOUT THE AREA

"Raleigh was founded in 1792 as N.C.'s capital city. It was named for Sir Walter Raleigh, who attempted to establish the first English colony on the shores of the new world in the 1580s. It is the only state capital to have been planned and established by a state as the seat of state government, and it is the largest city in a combined statistical area known as Raleigh-Durham-Chapel Hill (the Research Triangle Region). The city's founding fathers called Raleigh the "City of Oaks" and dedicated themselves to maintaining the area's wooded tracts and grassy parks. Home of the N.C. State Fair, N.C.'s largest annual event."

- visitraleigh.com

