

COMMERCIAL CONDO FOR SALE

THE FAIRWEATHER

CONDOMINIUMS

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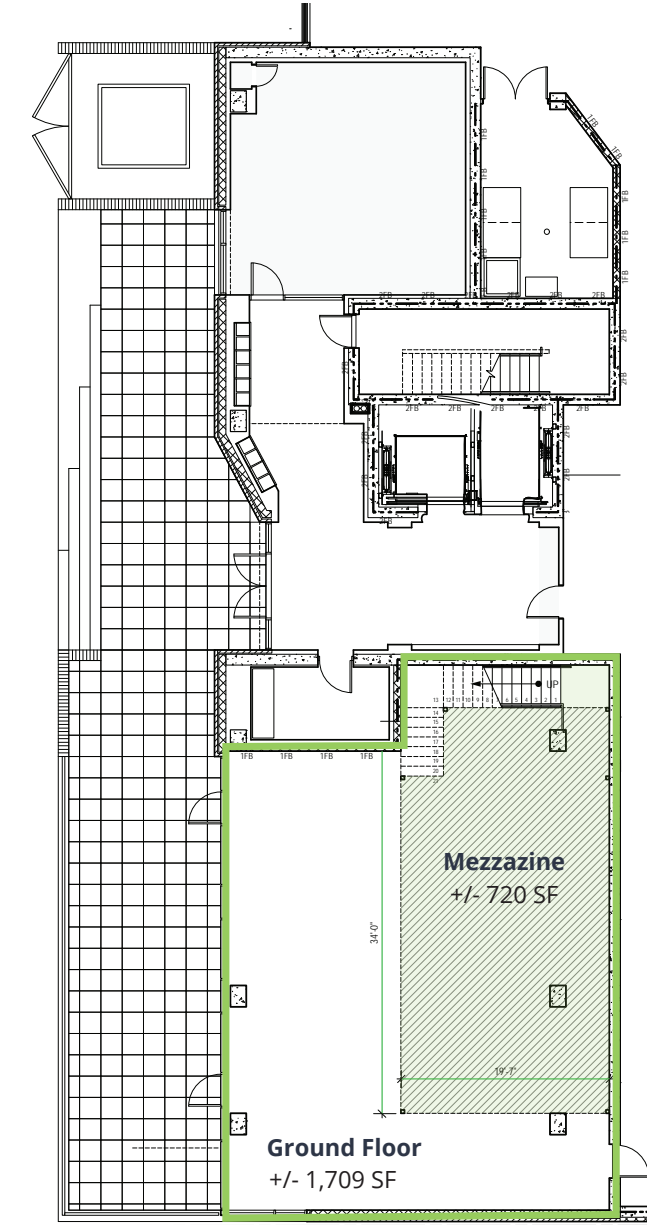
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york



Rare opportunity to create signature office/retail destination in an architectural landmark

Located in the bustling and growing Warehouse District of Downtown Raleigh



CONDO DETAILS

\$728,700 (\$300 PSF)
ASKING PRICE

\$599.73/Month
ASSESSMENTS

+/- 2,429
TOTAL SF

Office or Retail
USE

Estimated shell completion November 2020

Access to +/- 742 SF patio (53 ft by 14 ft)

Roughly 50% of patio is covered by building overhang above

Zoning: Downtown Mixed Use, 5 story, Urban Limited Frontage (DX-5-UL)

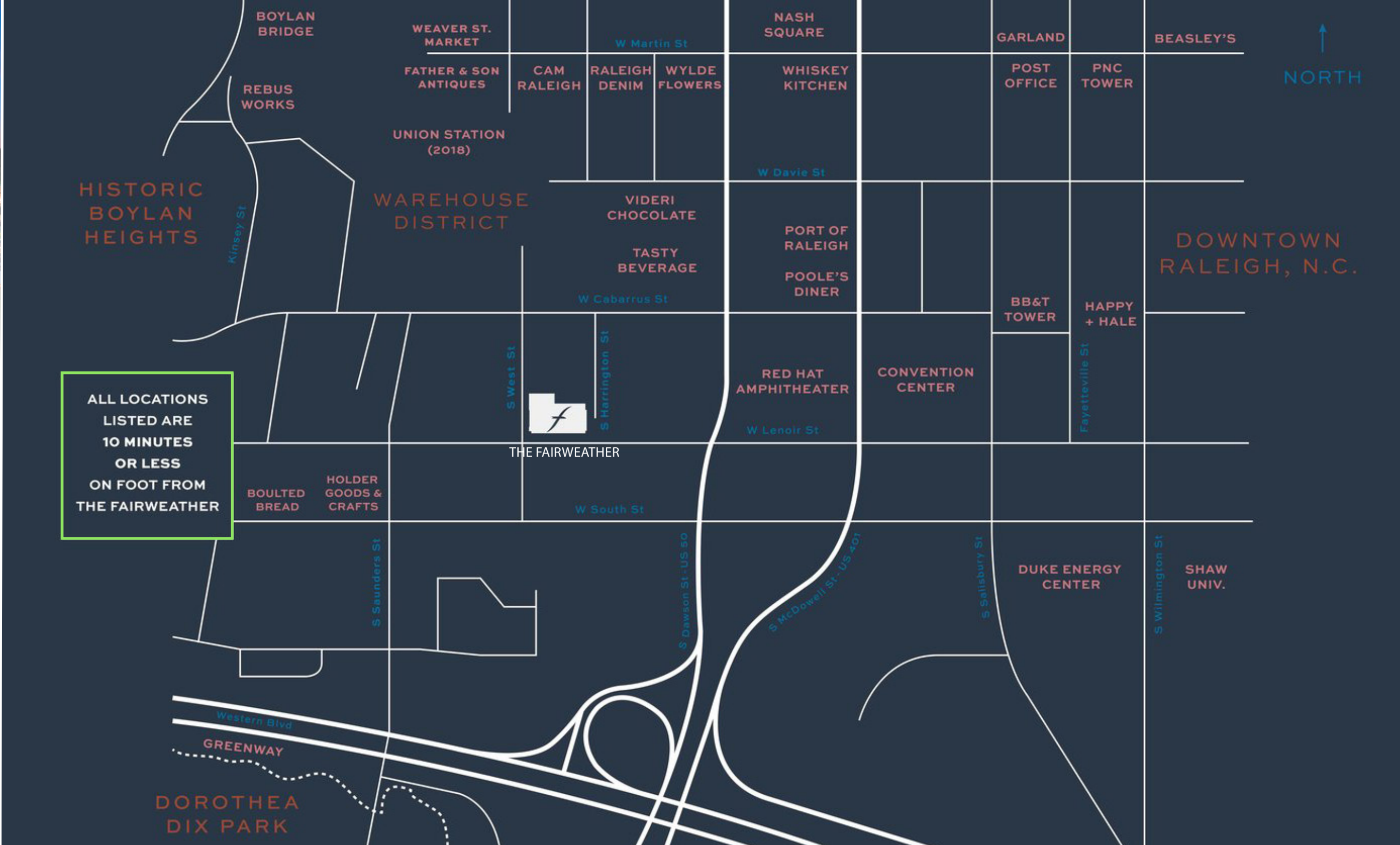
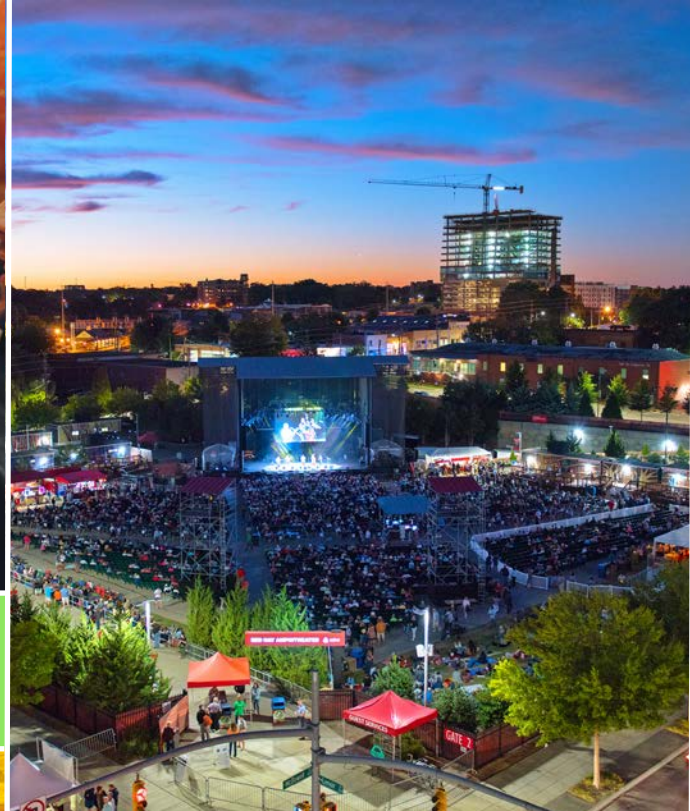


Outdoor patio

2 levels: ground floor and open air mezzanine

Floor to ceiling windows with western exposure





DEMOGRAPHICS

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	17,248	8,452	\$53,772	36,865
3	109,255	43,117	\$61,965	73,810
5	215,303	87,815	\$64,487	195,976

ACCOLADES

No.3

Best in Quality of Life in the World
NUMBEO

No.11

Best Big Cities to Live In
wallethub.com

No.1

Most Educated City, State of North Carolina
Insurify

No.6

World's Top 10 Beer Destinations
Vinepair

No.3

Best Places in America for Starting a Business
Inc.com

No.2

Most Family-Friendly Cities
Homes.com

WAREHOUSE DISTRICT

Raleigh's Warehouse District has quickly become a vibrant, mixed-use center west of downtown, which is now extending south toward Raleigh's new signature urban park, Dix Park.

The Fairweather is perfectly positioned between downtown and Dix Park, walkable by 5-10 minutes to each. Several redevelopments across West Street are underway including a well-known restaurant and a proposed food hall and brewery. Half a block away on Cabarrus Street, another major office and apartment redevelopment will be breaking ground soon.

These additions, along with the proposed connection of West Street underneath the train-tracks will continue to increase the visibility and attractiveness of The Fairweather.



YORK PROPERTIES

Brokerage · Property Management · Security
Maintenance · Association Management · Construction
Landscaping · Accounting

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