

# OFFICE BUILDING FOR SALE

5100 Oak Park Rd, Raleigh, NC 27612



<b>SALE PRICE:</b>	\$500,000
<b>LOT SIZE:</b>	0.73 Acres
<b>BUILDING SIZE:</b>	4,800 SF
<b>BUILDING CLASS:</b>	B
<b>ZONING:</b>	O&I

## PROPERTY OVERVIEW

4,800 SF Office Building Offered for Sale with up to One Year Tenant Leaseback.

## PROPERTY FEATURES

- Nice Layout with Multiple Offices
- Ground Level Entrance at 2nd Floor
- Great Location Close to Glenwood Avenue
- Walking Distance to Restaurants
- Investment or Owner/Occupant
- Sellers Will Consider Either a Sale with a Leaseback or Delayed Closing until May 2018
- Leaseback Rate is Negotiable - Market Rental Rates in the Area are \$11 - \$12 SF (NNN)
- Maintenance Records and Utility Information Available

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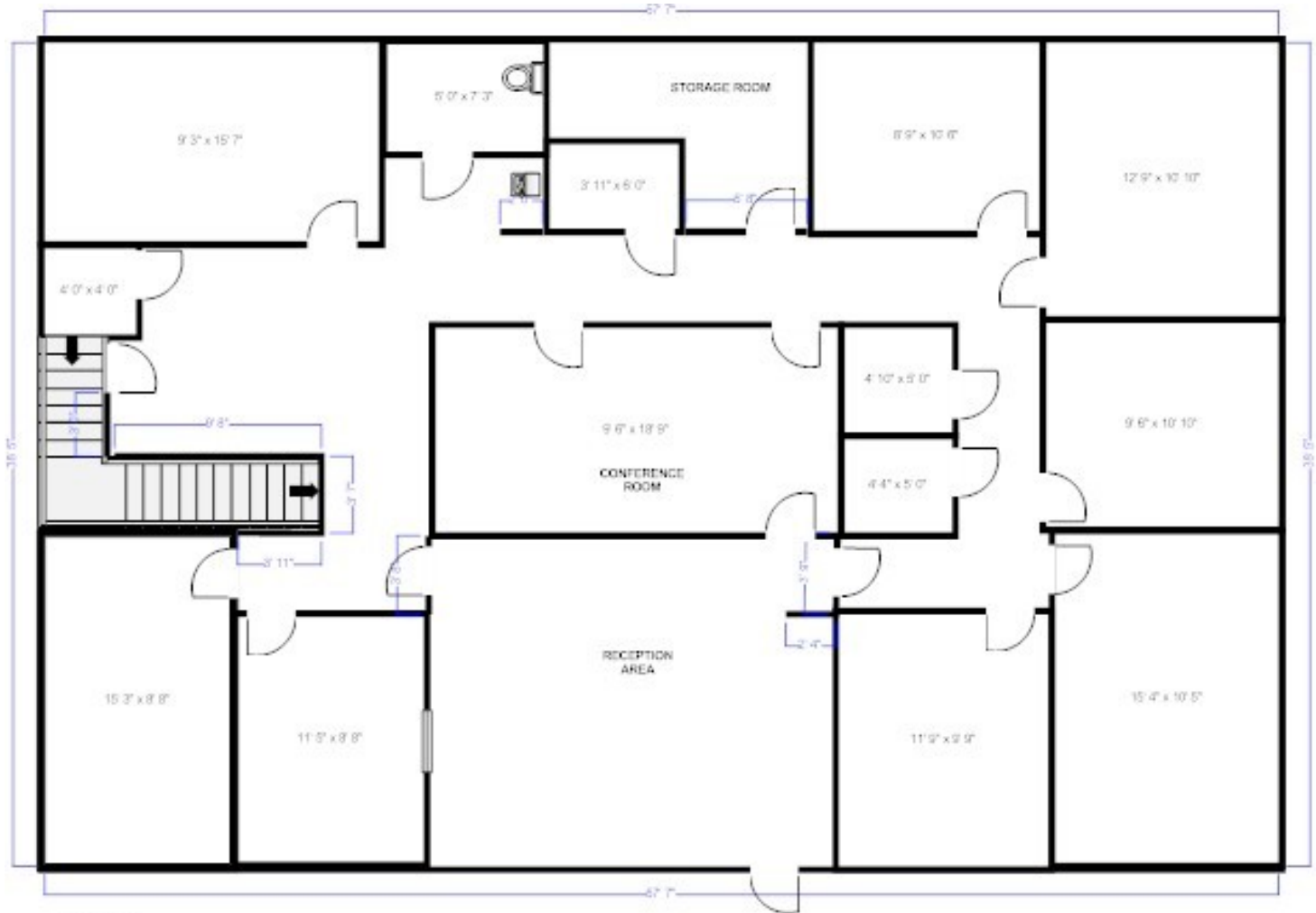
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Lower Level

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Upper Level

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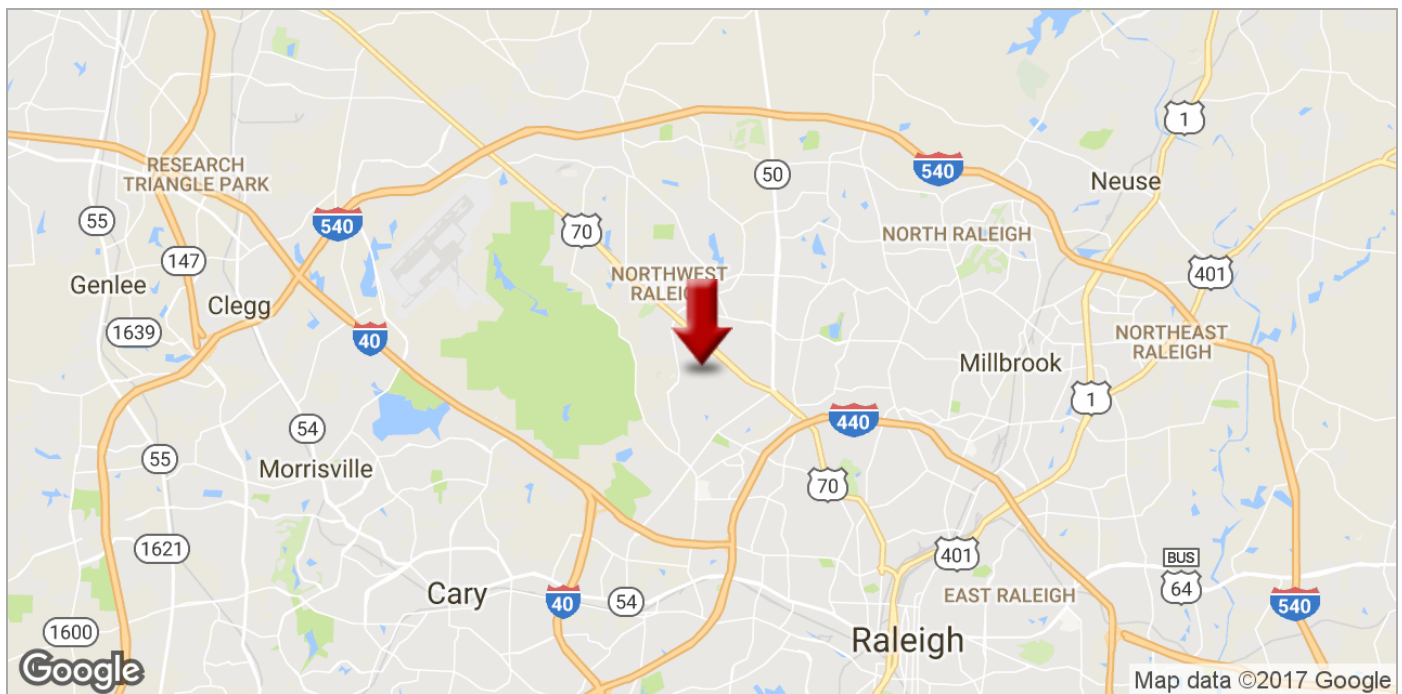
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