

## Properties for Sale

1 105 W Main St, Durham, NC 27701



### Property Details

Price	\$2,200,000
No. Unit	0
Gross Leasable Area	7,600 SF
Total Lot Size	0.06 AC
Property Type	Retail
Property Sub-type	Storefront Retail/Residential
No. Stories	3
Building Class	C
Year Built	1925
Zoning Description	DD-C
Tax ID/APN	102754
Status	Active

### Property Notes

### Sale Notes

Wonderfully renovated loft-style mixed-use building for sale directly in the center of booming Downtown Durham. An excellent opportunity for live/work + income. Originally built in 1919, this 7,600 square foot building was gut renovated in 2002 and many updates have been completed since then. Configured with a retail tenant on the ground level and two full-floor lofts on the second and third floors. The retail tenant has 2 years remaining on their lease with options beyond that. The second floor is currently vacant and is an ideal opportunity for a new owner to live or operate their office. The third floor is leased to a residential tenant with a month-to-month lease.

The building features very cool loft features including restored maple floors, exposed brick walls, huge ceiling height, restored historic fire doors and massive windows. Each of the loft units are configured a huge open spaces with a single large bedroom and 2 full baths. Given the flexible zoning (DD-C), office occupancy would be an easy fit with essentially no alterations necessary.

A+ location in Downtown Durham, directly across the street from the One City Center Tower project and mere steps to all of Downtown's amenities...restaurants, nightlife, DPAC, Durham Bulls Ballpark, Carolina Theater, hotels, Duke University, etc.

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### Highlights

Excellent live/work + income opportunity

Premier Downtown Durham location

Loft-style building with exposed brick, high ceilings, huge windows, restored hardwoods

Photos

