



OFFERING SUMMARY

Sale Price:	\$2,250,000
Building Size:	6,933 SF
Lot Size:	0.12 Acres
Year Built:	1925
Renovated:	2017
Zoning:	DD-C
Market:	Downtown Durham

PROPERTY OVERVIEW

Early 1900s modern industrial building located in one of the busiest spots in Downtown Durham. Directly adjacent to the Durham Hotel, this property is surrounded by Durham's best restaurants, shops, hotels and entertainment venues. Renovated in 2017, the building features flexible spaces, curved walls and giant rolling doors on the ground floor and a second story loft with exposed brick, tin ceilings and a rooftop deck. Flexible zoning allows for restaurant, retail, office, mixed use or residential.

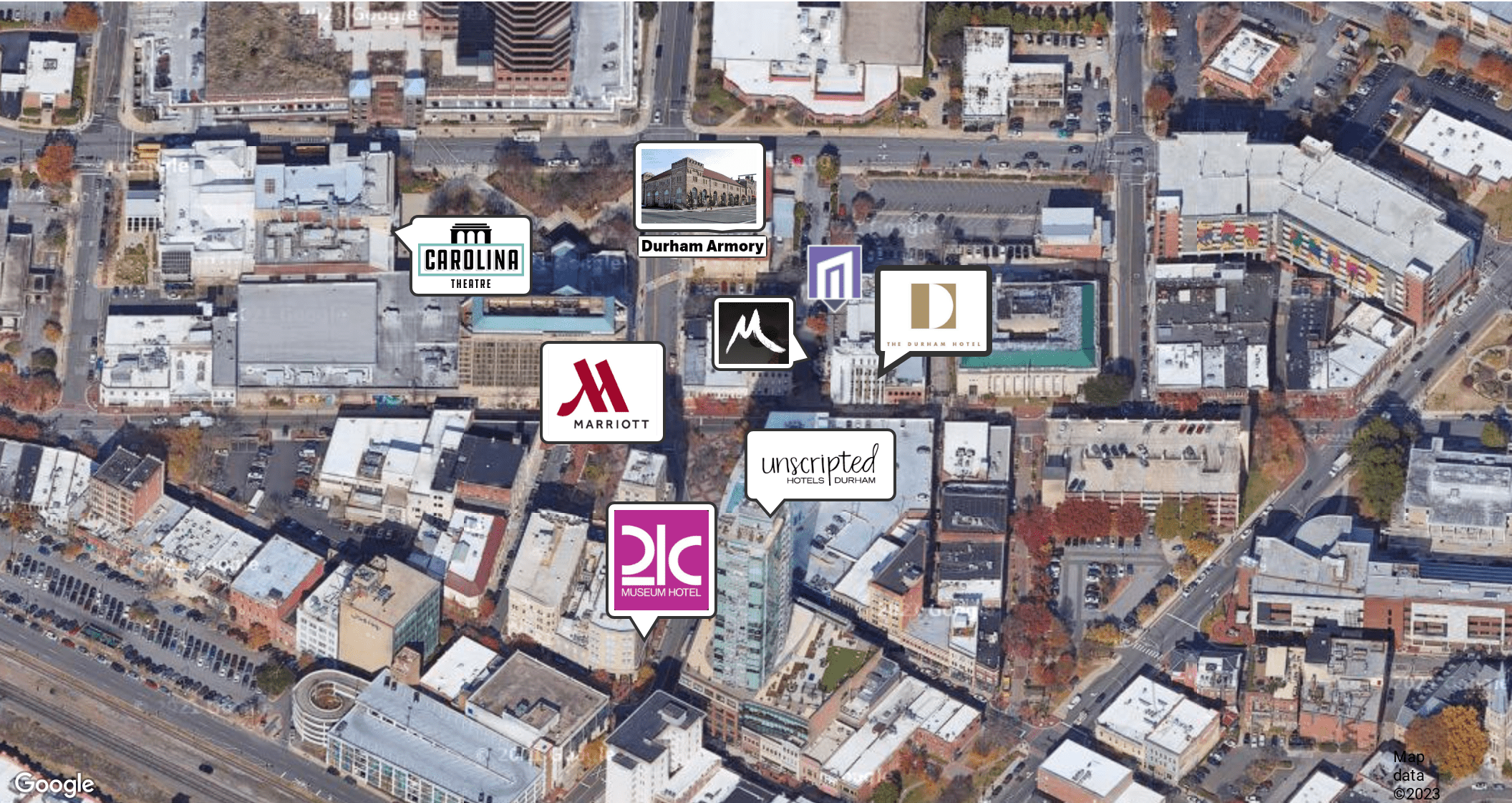
PROPERTY HIGHLIGHTS

- Central Business District location on pedestrian-friendly street
- Easy walk to DPAC, ballpark, hotels, restaurants and shops
- Private entrances for each floor convenient for multiple users
- Flexible DD-C zoning allows for office, retail, residential and mixed use
- Cool features like exposed brick, industrial doors and tin ceilings
- Huge rooftop deck with Downtown views

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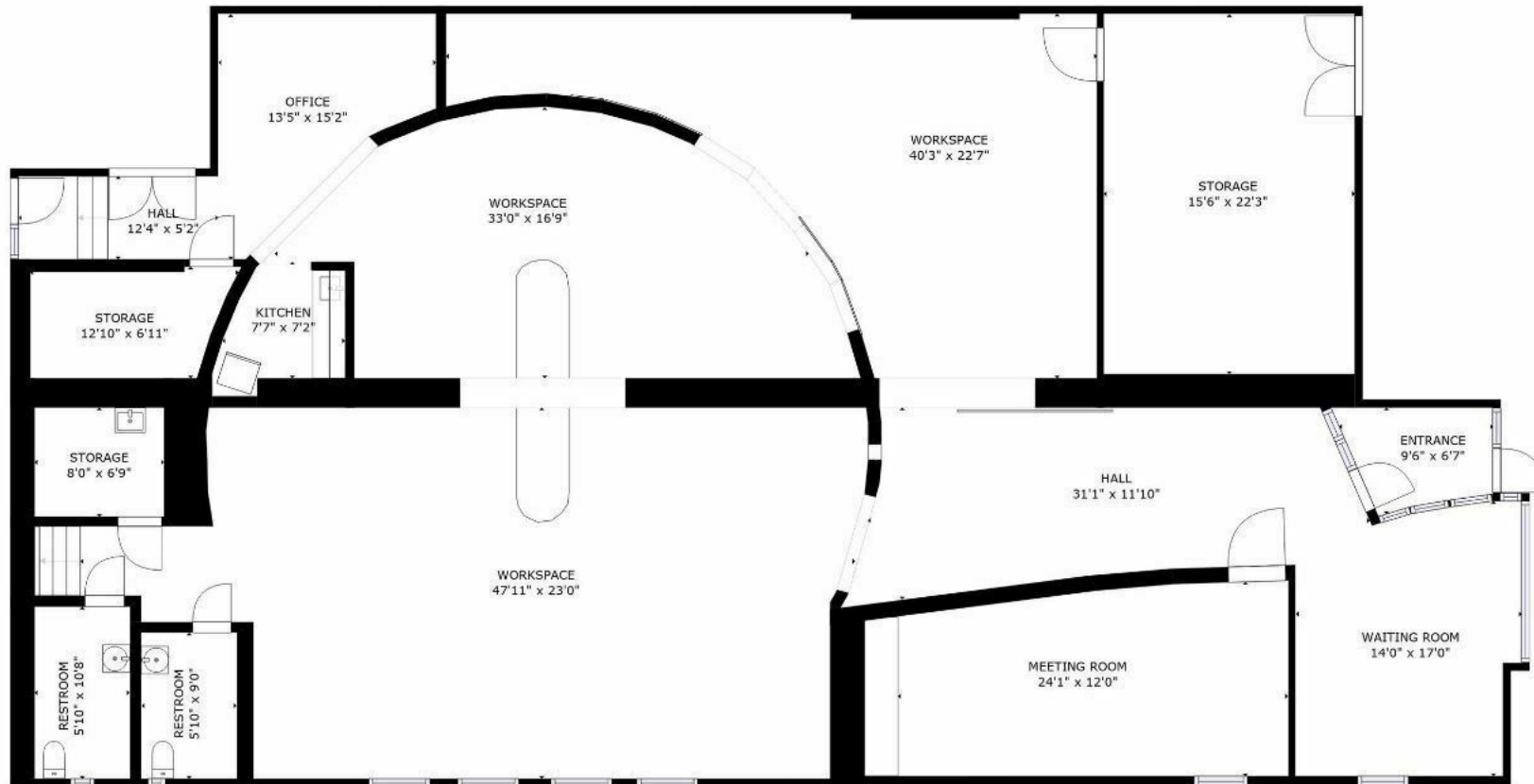


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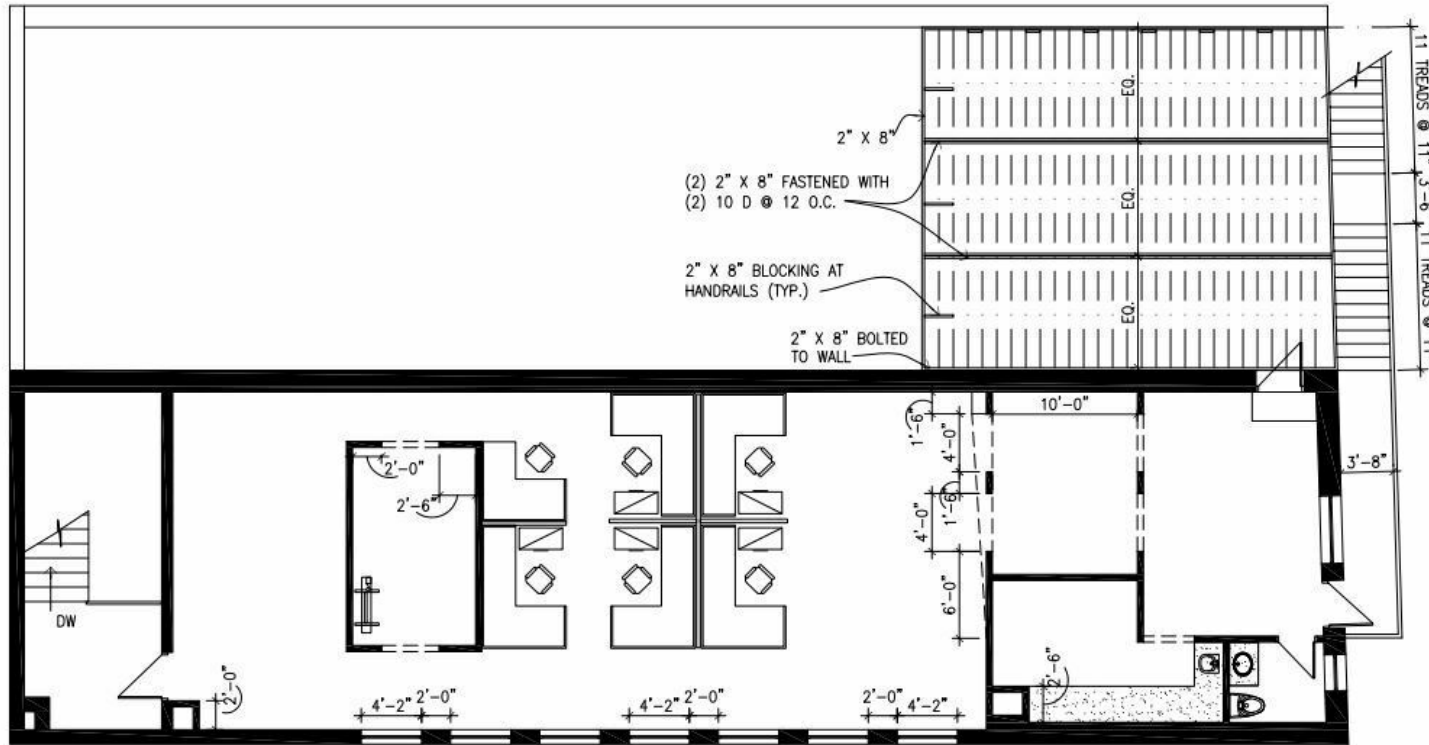


FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 3965 sq. ft
TOTAL: 3965 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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316 HOLLAND ST



FLOOR PLAN

Scale: 1/8"=1'-0"

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