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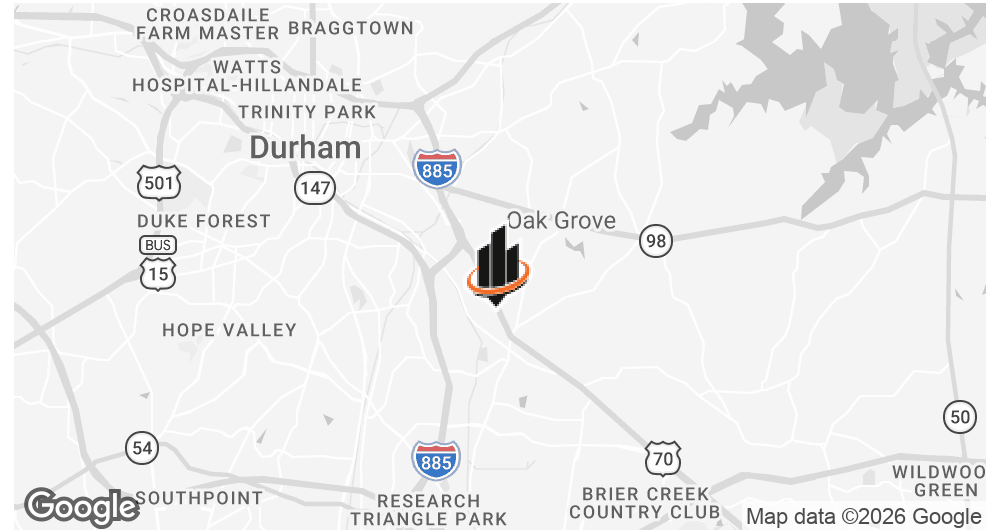


WHIT BRANNON

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FOR SALE
1426 & 1500 S. MIAMI BLVD
1408 MARLY DRIVE
DURHAM, NC 27703

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL BLDG SIZE:	±22,998 SF
TOTAL ACREAGE:	±2.40 Acres
CURRENT ZONING:	CG / RS-20
PROPOSED FUTURE ZONING:	Commercial Heavy (CH)
PARCEL ID:	234198, 243934, 165078
GROSS RENTS:	\$357,553
ASKING PRICE:	\$5,995,000

PROPERTY OVERVIEW

The property located at **1426 S. Miami Boulevard and 1408 Marly Drive** is a **±2.40-acre site with two commercial buildings, totaling ±22,998 SF**. The improvements are utilized as automotive sales and service centers, Moaven Automotive and Gerber Collision & Glass. This sale also includes 1500 S. Miami Blvd, a ±0.2-acre fenced parking lot.

PROPERTY HIGHLIGHTS

- Built in 1986, the buildings were renovated in 2011 and include a waiting area with private offices, garage/shop space, and 11 roll-up doors
- Gas-pack heat or oil can be used by both tenants
- Direct access to US 70 with close proximity to I-85/I-885, connecting to downtown Durham and RTP
- The front half of the property is currently zoned CG - upon adoption of the new Land Development Code (LDC), the entire property is proposed to be rezoned CH

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PROPERTY OUTLINE



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1426 & 1500 S. MIAMI BOULEVARD, 1408 MARLY DRIVE | Durham, NC 27703

BUILDING 1 OVERVIEW

BUILDING SIZE:	±12,953 SF
YEAR BUILT:	1986
RENOVATED:	2010/2011
ZONING:	CG(D) & RS-20
PARCEL ID:	234198
CURRENT USE:	Automotive Sales & Service Shop
FOUNDATION:	Slab
MASONRY:	Split-Face Concrete Blocks
ROOF TYPE:	Standing Seam Metal
EXTERIOR SURFACE TYPE:	Asphalt & Concrete
INTERIOR FLOORING:	Tile & Concrete
LIGHTING:	Fluorescent
ROLL UP DOORS:	6
CURRENT LEASE TYPE:	NNN
CURRENT LEASE ENDS:	4/15/28 & 8/27/28 (Gerber Portion)
RENEWAL OPTION:	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±40,660 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- Access to gas-pack heat or oil
- **±0.2-acre lot at 1500 S. Miami Blvd conveys and is currently part of the Moaven lease**

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BUILDING 1 OVERVIEW



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BUILDING 1 OVERVIEW



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BUILDING 2 OVERVIEW

BUILDING SIZE:	±10,044 SF
YEAR BUILT:	1986
RENOVATED:	2010/2011
ZONING:	CG(D) & RS-20
PARCEL ID:	165078
CURRENT USE:	Glass Repair & Body Shop w/ Paint Booth
FOUNDATION:	Slab
MASONRY:	Split-Face Concrete Blocks
ROOF TYPE:	Standing Seam Metal
EXTERIOR SURFACE TYPE:	Asphalt & Concrete
INTERIOR FLOORING:	Tile & Concrete
LIGHTING:	Fluorescent
ROLL UP DOORS:	5
CURRENT LEASE TYPE:	NNN (Landlord responsible for HVAC)
CURRENT LEASE ENDS:	8/27/28
RENEWAL OPTION:	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±40,660 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- HVAC units replaced in 2021
- Access to gas-pack heat or oil

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BUILDING 2 OVERVIEW



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AREA OVERVIEW (SOUTH TOWARDS RTP)



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AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)



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