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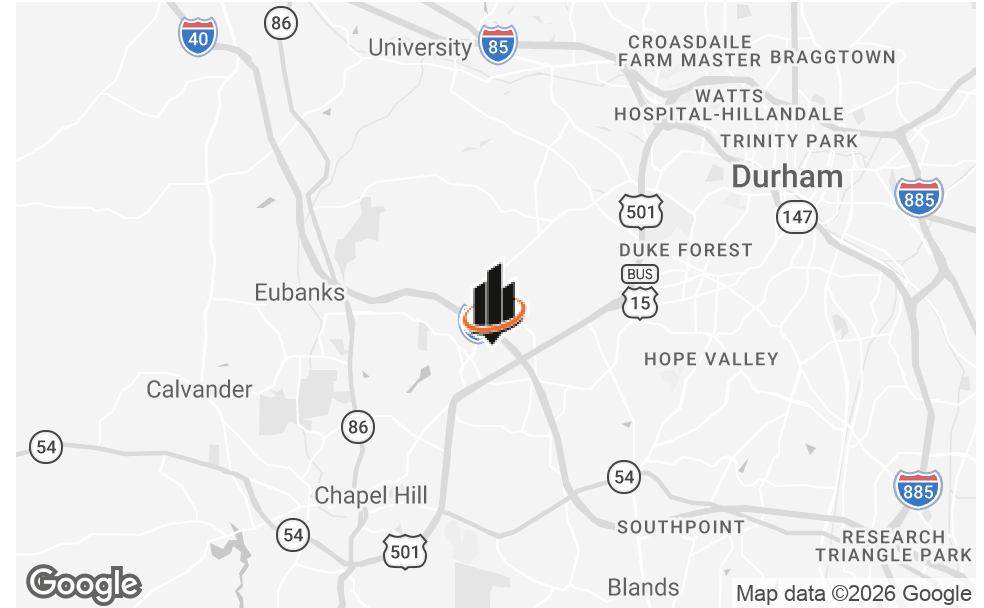


WHIT BRANNON

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FOR SALE | ±940 SF OFFICE CONDO
141 PROVIDENCE ROAD
SUITE 110 | CHAPEL HILL, NC 27514

PROPERTY SUMMARY



SALE PRICE

\$204,000

OFFERING SUMMARY

SUITE 110 SIZE: ±940 SF

ZONING: OI-2

COA DUES: \$378/month

2026 TAXES: \$2,738.83

PRICE/SF: \$217.02/SF

PROPERTY OVERVIEW

SVN | REA is pleased to present for sale this **well-appointed office condo at The Atrium in Chapel Hill, offering ±940 RSF of versatile space.**

Suite 110 is **located on the first floor just off the lobby entrance.** It has **three private offices with a storage closet and large common area,** making it ideal for professional services/a small business.

PROPERTY HIGHLIGHTS

- Move-in ready with pre-installed alarm system and new carpet/fresh paint, which was completed in 2026
- Building improvements include new roof (2024) and large rooftop HVAC units replaced in 2020 + 2024
- Private, tranquil setting with covered parking, with the building professionally managed by Cornerstone/Prudent Growth
- Dues include power, water, and common-area cleaning

PROPERTY PHOTOS

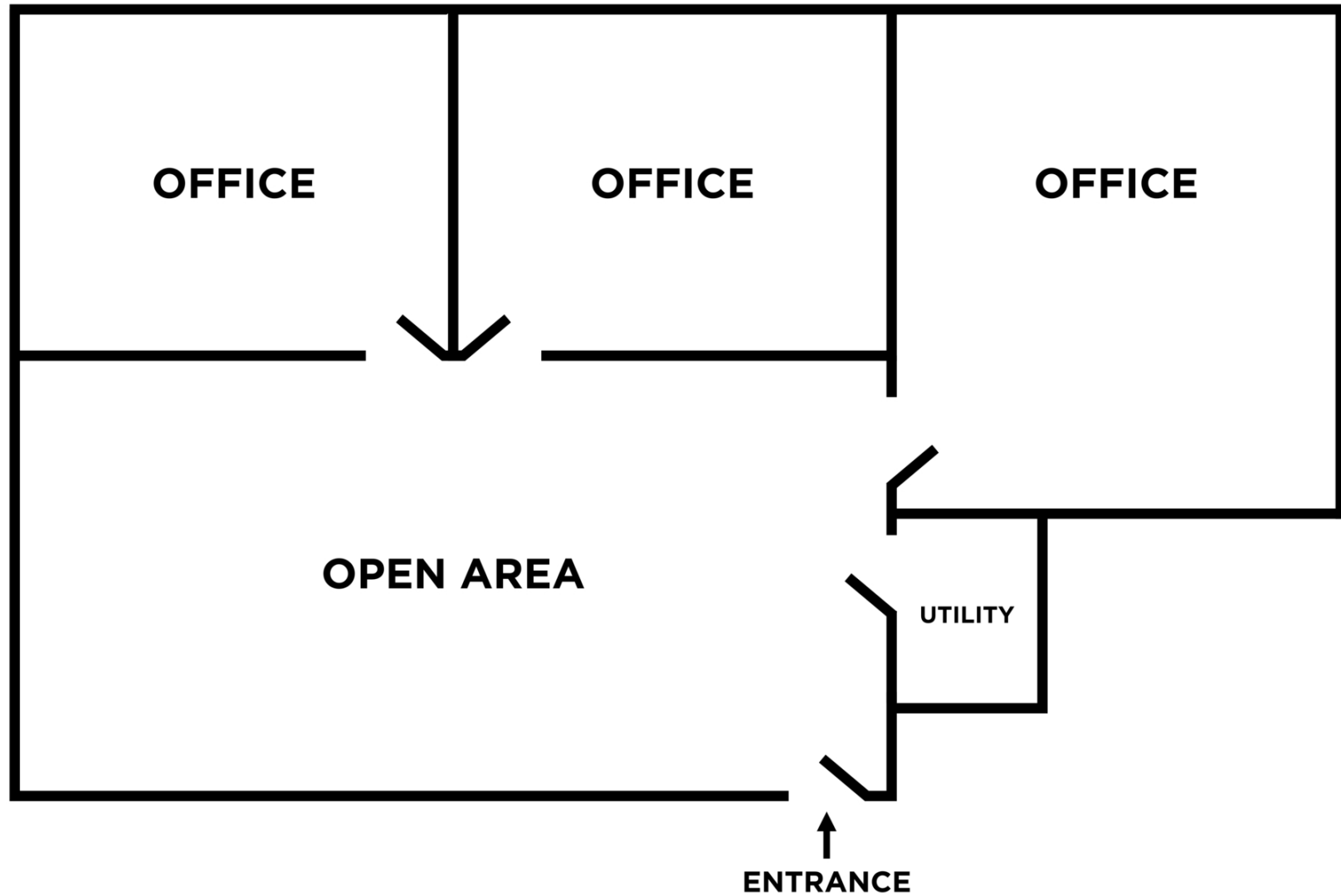


SUITE 110 PHOTOS



FLOOR PLAN

**NOT TO SCALE, FOR ILLUSTRATIVE PURPOSES ONLY*



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