

MULTI-FAMILY INVESTMENT/REDEVELOPMENT OPPORTUNITY

725 W. MORGAN STREET

RALEIGH, NC 27603



NAITRI PROPERTIES



# PROPERTY OVERVIEW

725 W. Morgan Street offers a rare opportunity to acquire an income-producing asset in the heart of Downtown Raleigh with substantial redevelopment potential. The approximately 3,234 SF building on 0.16 acres is currently configured as a multifamily property, providing immediate cash flow while allowing future flexibility for office, mixed-use, or redevelopment strategies.

|                |                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS        | 725 W Morgan Street, Raleigh, NC 27603                                                                                                                                                                                                                                                                                                                                                                     |
| BUILDING SIZE  | Approximately 3,234 RSF (3 units)                                                                                                                                                                                                                                                                                                                                                                          |
| LOT SIZE       | 0.16 acres                                                                                                                                                                                                                                                                                                                                                                                                 |
| YEAR BUILT     | 1920                                                                                                                                                                                                                                                                                                                                                                                                       |
| PURCHASE PRICE | \$1,150,000 (\$355.60/SF)                                                                                                                                                                                                                                                                                                                                                                                  |
| ZONING         | OX-4                                                                                                                                                                                                                                                                                                                                                                                                       |
| PARKING        | Gravel parking in rear of building with a perpetual 9' easement through neighboring property.                                                                                                                                                                                                                                                                                                              |
| HIGHLIGHTS     | <ul style="list-style-type: none"><li>• Prime location near Glenwood South, Boylan Heights, Downtown Raleigh, and Dorothea Dix Park</li><li>• Currently configured as three residential units, offering immediate rental income potential</li><li>• Flexible zoning supports office and residential mixed-use uses</li><li>• Unused rear portion of the site offers future development potential</li></ul> |

## CONTACT

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# TRIANGLE REGION



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# SURROUNDING AREA



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ONE MILE  
RADIUS  
AMENITIES

76+  
RESTAURANTS



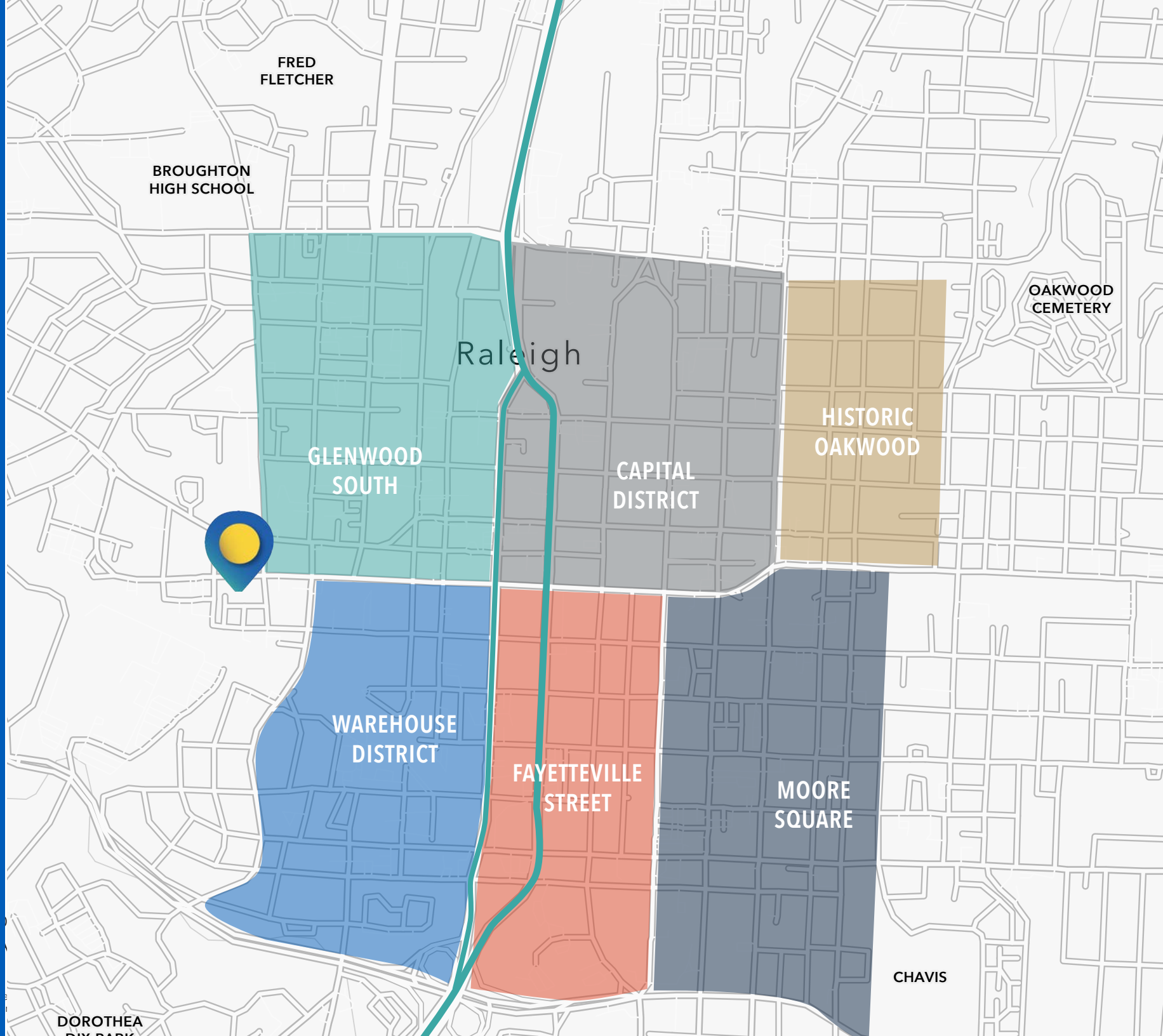
4  
HOTELS



47+  
RETAIL SHOPS



7  
BUS LINES





# AMENITIES

In the heart of Raleigh within walking distance to nearby amenities including restaurants, shopping, hotels, banks, fitness and more.

## FOOD

Morgan Street Food Hall  
Hibernian Irish Pub  
DeMos Pizzeria and Deli  
Mu Way Tavern  
Burger Village  
Taverna Angora  
Cantina 18  
Players' Retreat  
Blend Raleigh  
Buena Papa Fry Bar  
Ajisai  
Midwood Smokehouse  
Iyla's Southern Kitchen  
The Bowls  
The Flying Biscuit Cafe  
Cape Fear Seafood Company  
Char Grill  
Trophy Brewing  
DICED  
Golden Dragon Chinese Restaurant  
Village Draft House  
Tupelo Honey Southern Kitchen and Bar  
Hibachi and Company  
Mitch's Tavern  
Fun DipPot  
Raleigh Beer Garden

## HOTELS

Holiday Inn Raleigh Downtown  
Aloft Raleigh  
The Casso  
Hampton Inn & Suites  
AC Hotel Downtown Raleigh  
The Longleaf Hotel and Lounge  
Sheraton Raleigh  
Raleigh Marriott City Center  
The StateView Hotel  
THE STORE  
Guest House Raleigh  
Kasa at Berkshire Village District  
Hilton North Hills  
Ramada by Wyndham  
Holiday Inn Express

## BANKS

Fidelity Bank  
First Horizon Bank  
North State Bank  
First Citizens Bank  
Chase Bank  
PNC Bank  
First National Bank  
Wells Fargo  
Truist

## PARKS/OUTDOOR RECREATION

Pullen Park  
Jaycee Park  
Cameron Park  
Nash Square  
Moore Square  
Rose Garden  
Latta University Historical Park  
Dorthea Dix  
Isabella Cannon Park

## SHOPPING & ENTERTAINMENT

The Pour House  
Shops at Village District  
Midtown East  
City Plaza Main Stage  
Meymandi Concert Hall  
Shops at Erwin Mill  
Red Hat Amphitheater  
Lincoln Theatre  
Glenwood Village  
North Hills  
Ridgewood Shopping Center  
North Carolina Symphony  
The Ritz  
Holly Park  
Old Raleigh Village

## CONTACT

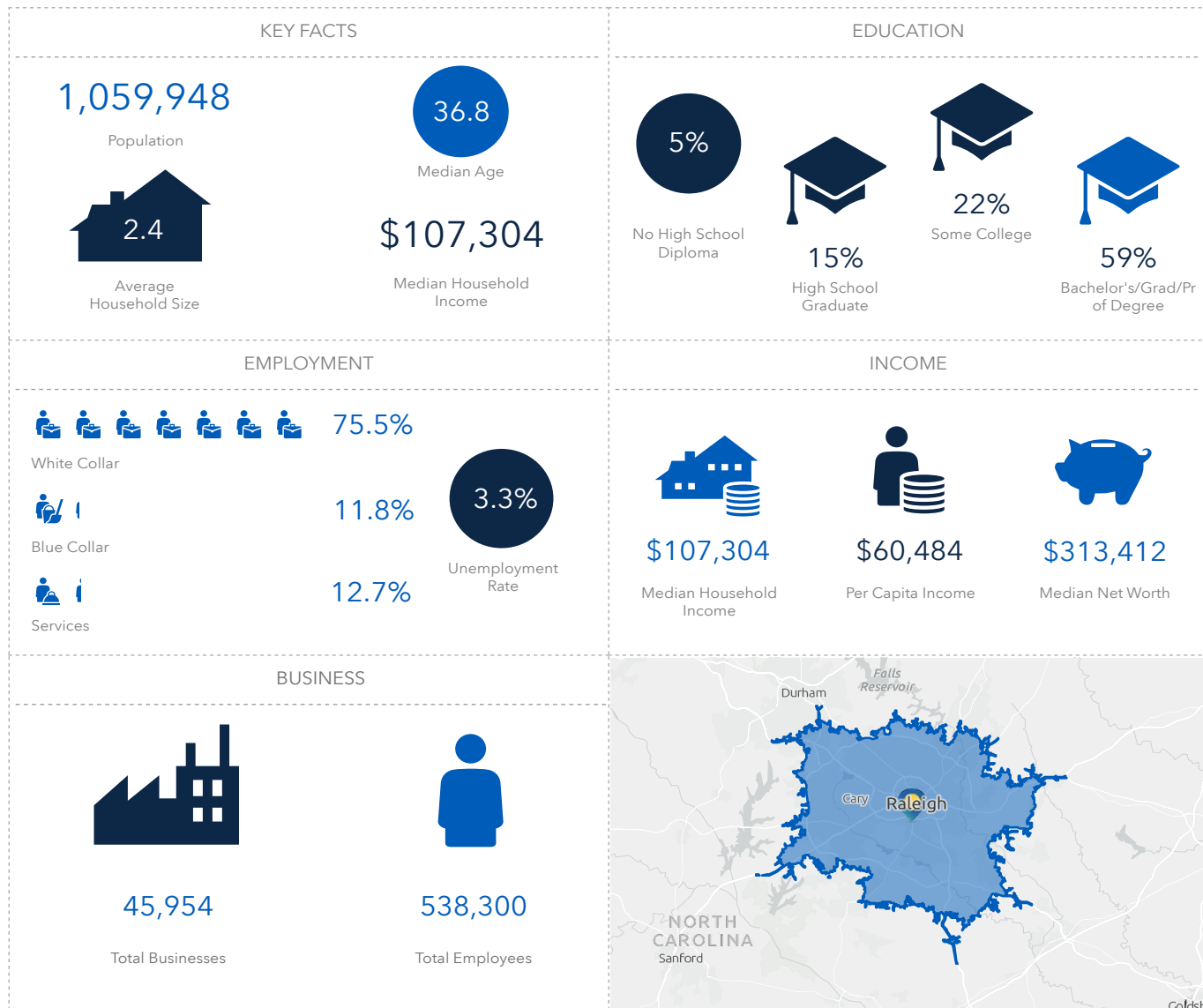
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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