

# 5285 North Roxboro Street

5285 North Roxboro Street, Durham, NC 27712

## Office Building For Sale



### Property Description

Introducing a prime investment opportunity in the heart of Durham, NC. This 6,724 SF office building, offers a turnkey solution for investors seeking premium office space and partnership with the City of Durham as a long-term tenant. With 100% occupancy, this property provides immediate income potential. Boasting modern amenities and a prime location in Durham, this building presents an attractive opportunity for investors looking to establish or expand their presence in this thriving market. Don't miss out on the chance to add this meticulously maintained, fully occupied property to your investment portfolio.

### Property Highlights

- 6,724 SF office building
- New roof - 2016
- New carpet - 2018
- New HVACs - all 5 replaced within past 8 years.
- Interior lighting upgraded to LED motion control

### Offering Summary

Sale Price:	\$1,495,000
Lot Size:	0.54 Acres
Building Size:	6,724 SF
NOI:	\$92,000.00
Cap Rate:	6.15%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	86	441	2,178
Total Population	233	1,058	4,995
Average HH Income	\$125,125	\$104,015	\$95,798

### GARRY CUTRIGHT

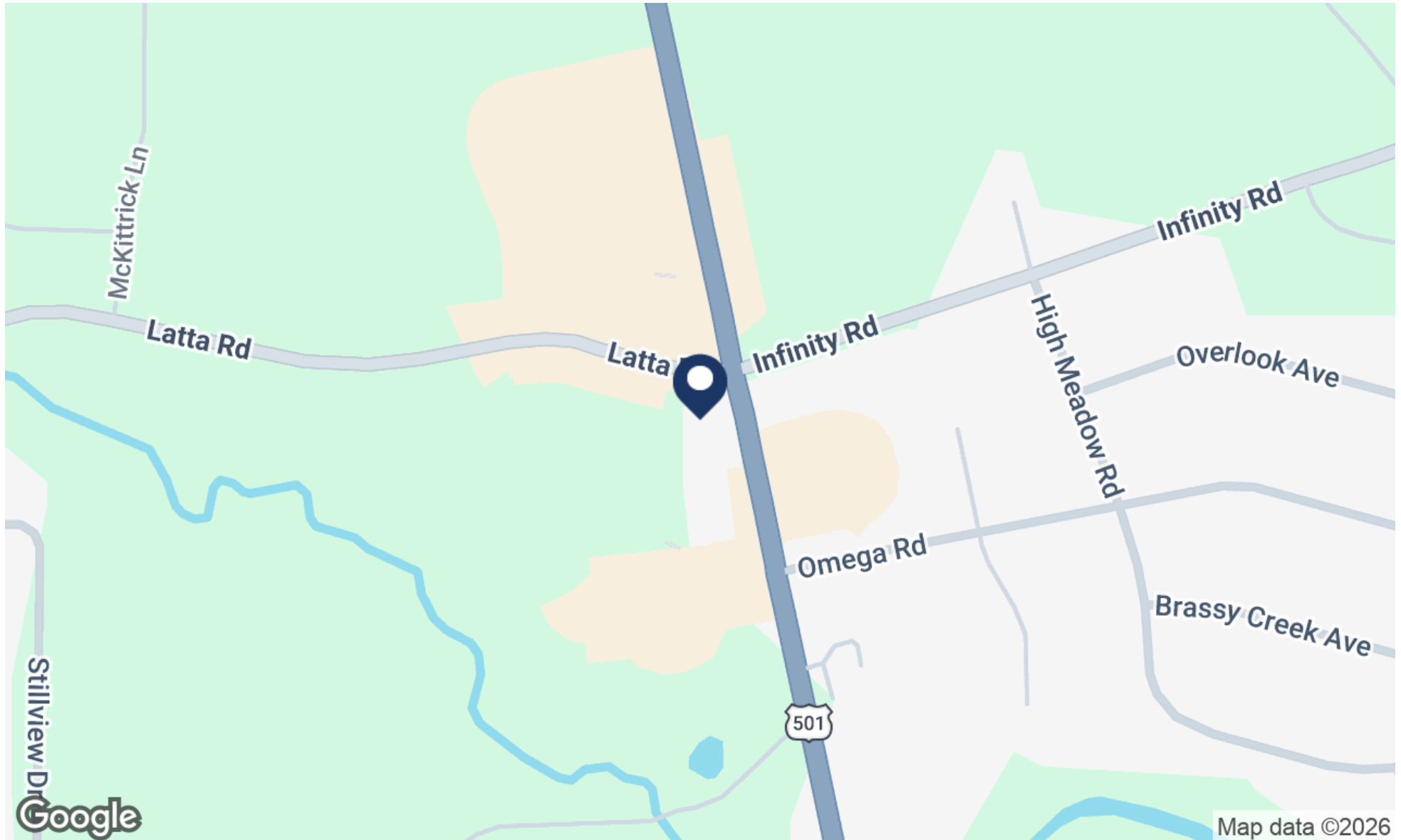
Principal  
(267)-535-0342  
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**GARRY CUTRIGHT**

Principal

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206 North Dillard Street, Durham, NC 27701

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**CALCULUS  
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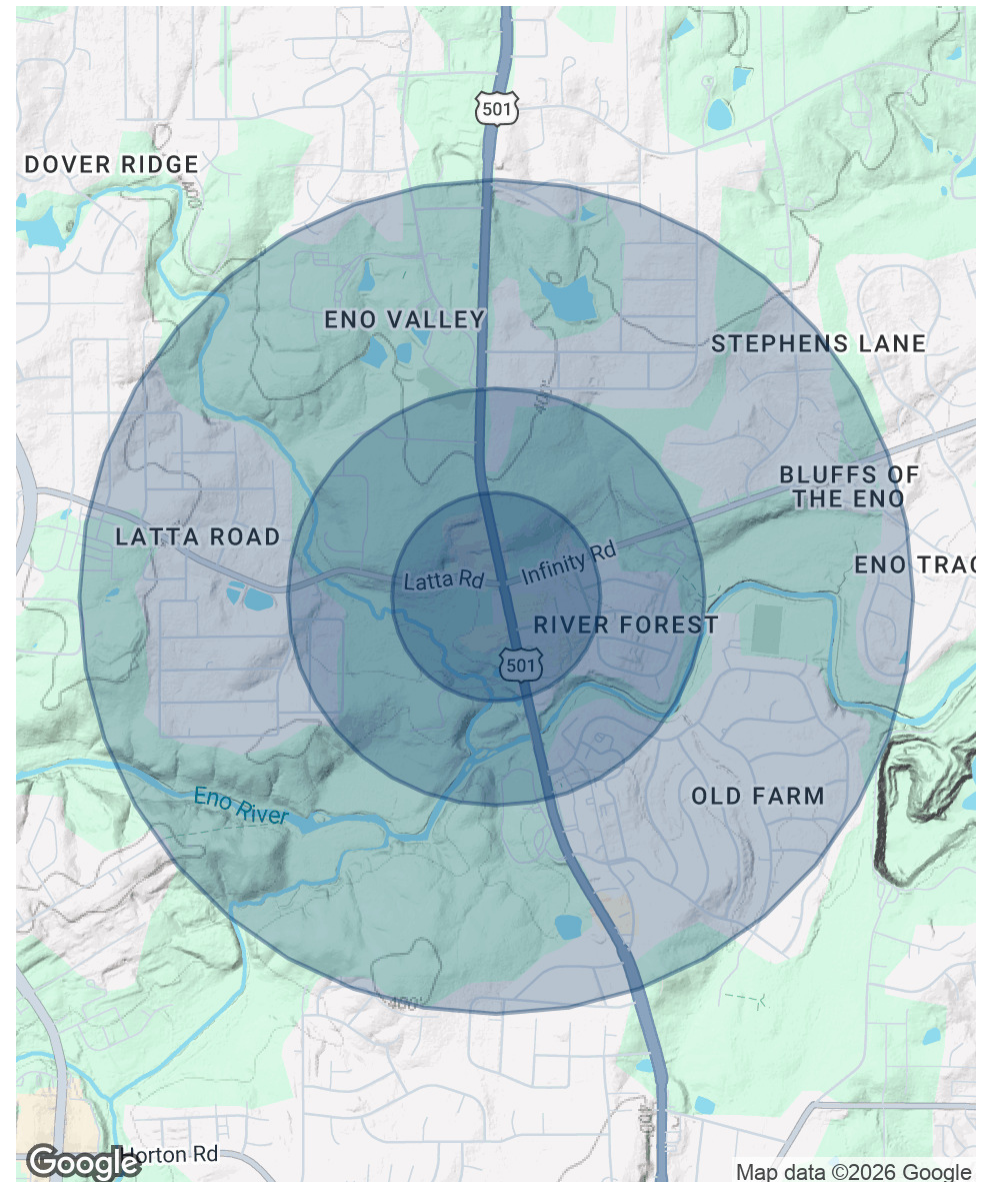
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<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	233	1,058	4,995
Average Age	38.9	39.1	39.8
Average Age (Male)	42.9	41.4	40.2
Average Age (Female)	37.9	40.0	41.7

<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	86	441	2,178
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$125,125	\$104,015	\$95,798
Average House Value	\$307,933	\$304,376	\$290,755

2023 American Community Survey (ACS)



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