

COMMERCIAL

PURCHASE PRICE:
\$450,000

Size: 2689 Sq. ft.
Land Size: 0.39 acres



For Sale

3417 S Alston Avenue, Durham, NC 27713

For visual
purposes only

FOR MORE INFO



Michelle Waite
COMMERCIAL SPECIALIST

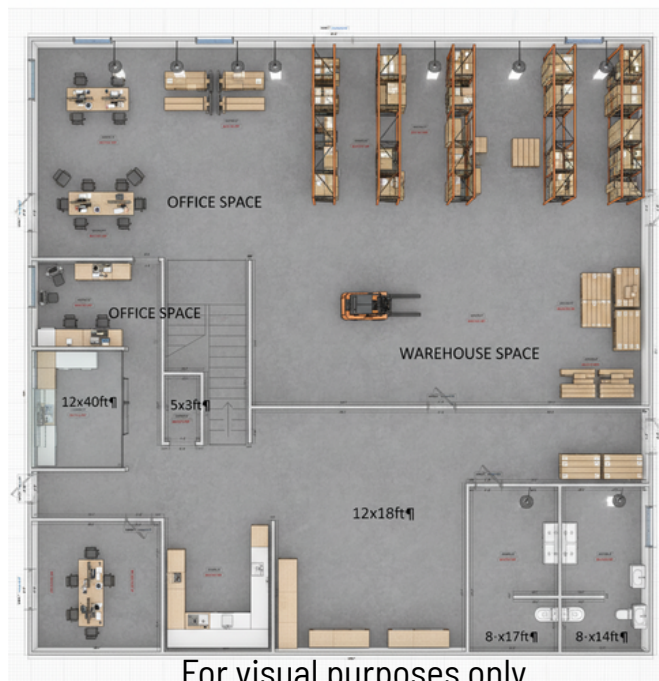
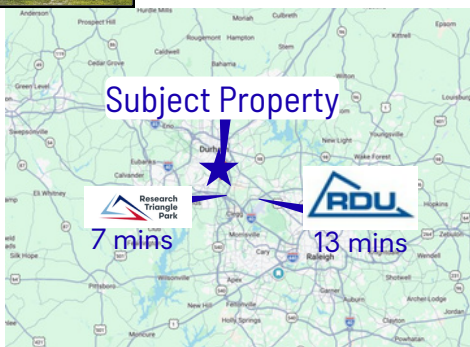
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**CENTURY 21
COMMERCIAL**

Triangle Group



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HIGHLIGHTS:

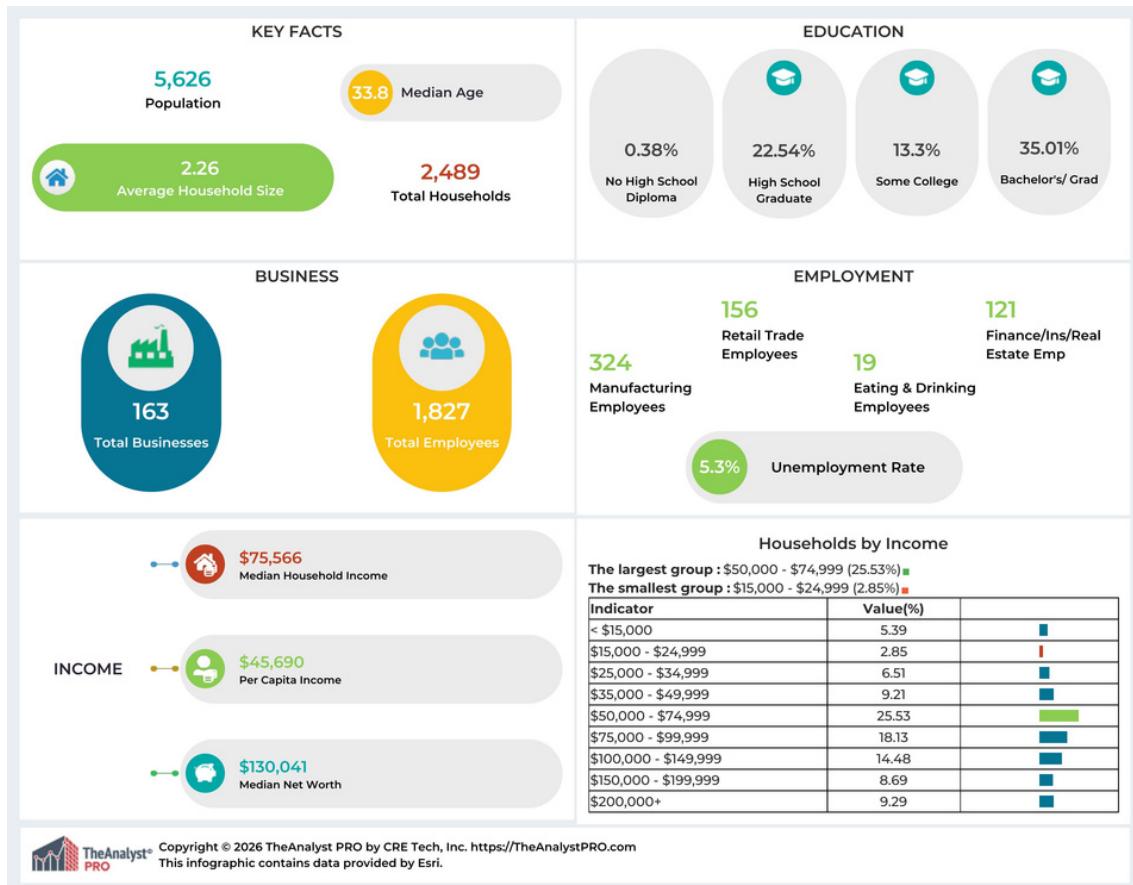
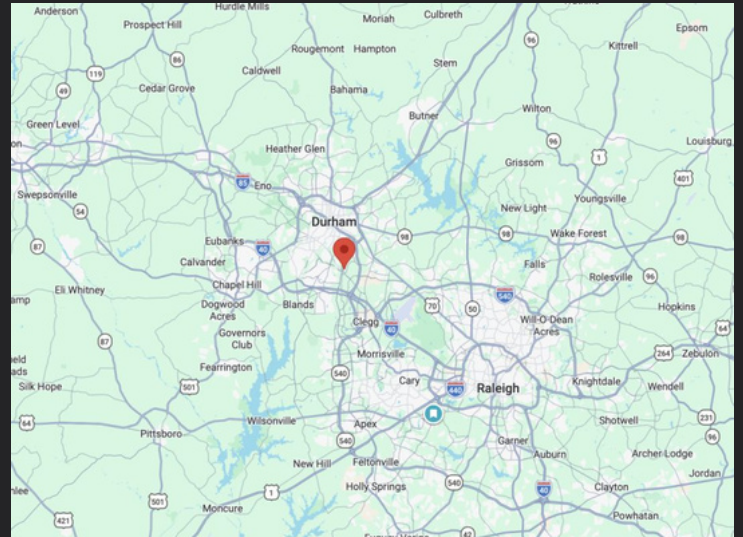
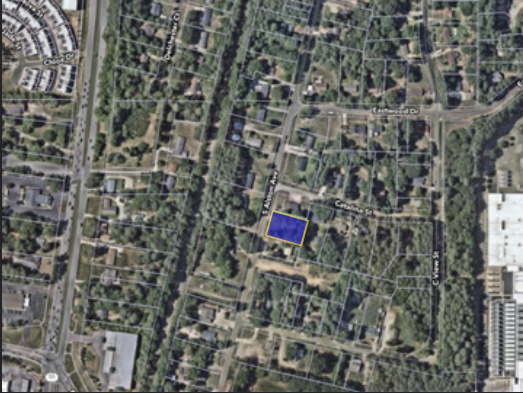
- **Prime RTP-Adjacent Location** — minutes from Research Triangle Park via I-40/NC-147, with easy access to NC-55 and RDU International Airport
- **Flexible Neighborhood Commercial Zoning** — approved for office, daycare, auto sales/car lot, and trade or service business
- **0.39-Acre Lot** — over 2,500 SF building, ideal for owner-occupant or single-tenant reuse
- **High-Growth Corridor** — south Durham/RTP submarket has seen sustained commercial and residential expansion
- **Value-Add / Redevelopment Potential** — existing structure offers a blank canvas for renovation or repositioning
- **Strong Visibility & Access** — frontage on S Alston Avenue supports drive-by exposure for retail or service uses
- **Priced Competitively** — \$450,000 asking price, competitive for a flexible commercial parcel in this location
- **Best-Fit Uses** — professional or medical office, daycare/childcare, warehouse or owner-operated service business



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