

RETAIL PROPERTY FOR SALE / LEASE

921 MIDWAY AVENUE

Durham, NC 27703

GRAHAM STOREY
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CITYPLAT
COMMERCIAL REAL ESTATE

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PROPERTY DESCRIPTION

Rare opportunity to own a retail building in one of the country's hottest markets for under \$1,000,000. Two of the three suites are occupied, making it perfect for an investor with upside, or an owner-occupant who wants to use one unit and have two streams of rental income from the other. Two units are automotive shop bays and one unit is a music studio.

PROPERTY HIGHLIGHTS

- 9'x9' drive-in door in each unit
- Private bathroom in each unit
- Dedicated office space in each unit
- 70% Leased, NNN Income Stability. Occupied by two tenants on NNN leases, providing predictable, low-management cash flow with tenants covering taxes, insurance, and CAM expenses.
- Flexible CG Zoning: Commercial General (CG) under Durham's UDO,

OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	3
Available SF:	1,442 SF
Lot Size:	0.41 Acres
Building Size:	3,895 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	426	2,296
Total Population	196	983	6,203
Average HH Income	\$97,638	\$95,124	\$88,776

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	AVAILABLE	1,442 SF	37.02%	-	-	-	-
B	Durham Pak Auto Services LLC	1,435 SF	36.84%	\$16.72	\$24,000	9/1/2026	8/31/2028
C	Don Jeffers	1,018 SF	26.14%	\$18.19	\$18,516	6/10/26	5/31/2027
TOTALS		3,895 SF	100.00%	\$34.91	\$42,516		

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,442 SF	Lease Rate:	\$18 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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A	Available	1,442 SF	NNN	\$18.00 SF/yr	Functional unit layout that includes a 9'x9' drive-in door, private bathroom, and dedicated office space, ideal for auto, trade, and service-based tenants
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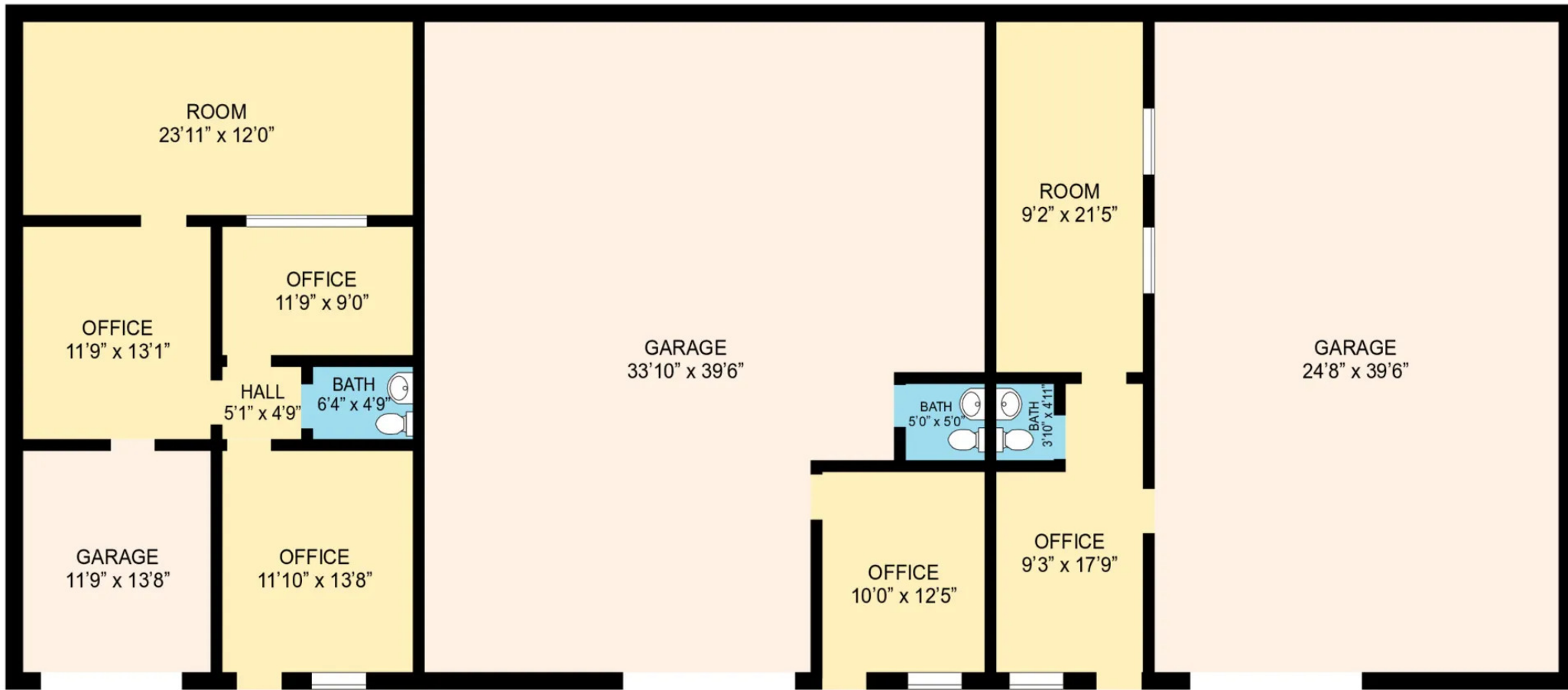
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SUITE C: LEASED

SUITE B: LEASED

SUITE A: AVAILABLE



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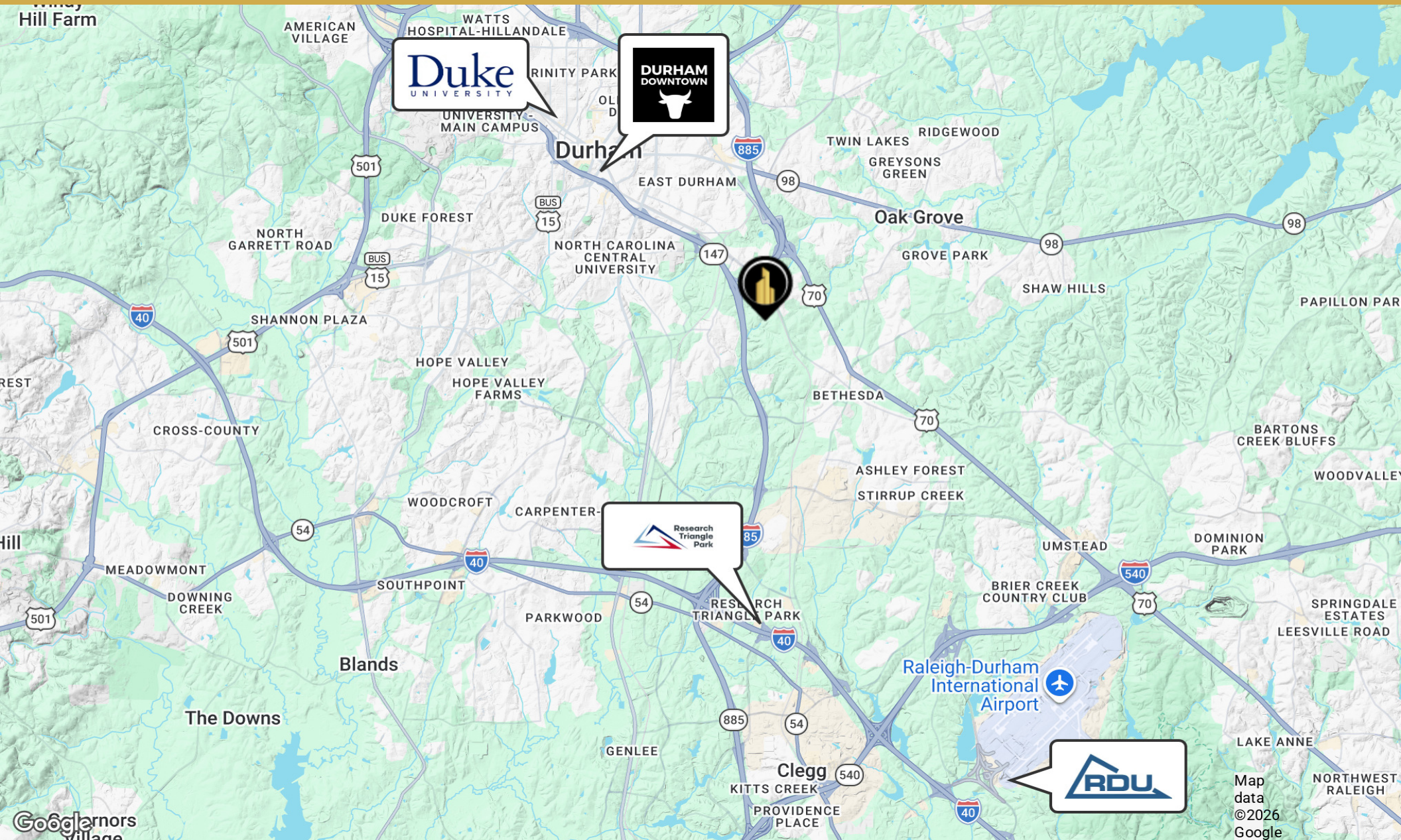
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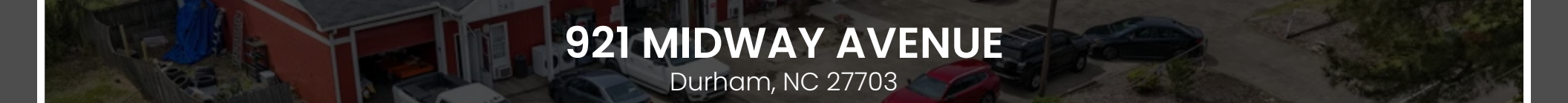
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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