

# 1513 N MAIN STREET

FUQUAY-VARINA, NC

**FOR SALE**



**RCR**  
RALEIGH WILMINGTON

# PROPERTY DETAILS

Address	1513 N Main Street Fuquay-Varina, NC
Sale Price	\$850,000
Availability	2,513 SF
Year Built	1946, renovated 2021
Acres	0.82
Signage	Potential signage on N Main Street
Roof and/or HVAC information	2021 roof, 2021 HVAC
Zoning	CC-CZD
Configuration	Three existing offices, large reception area, full kitchen, patio
Traffic Count	~28,800 Vehicles Per Day



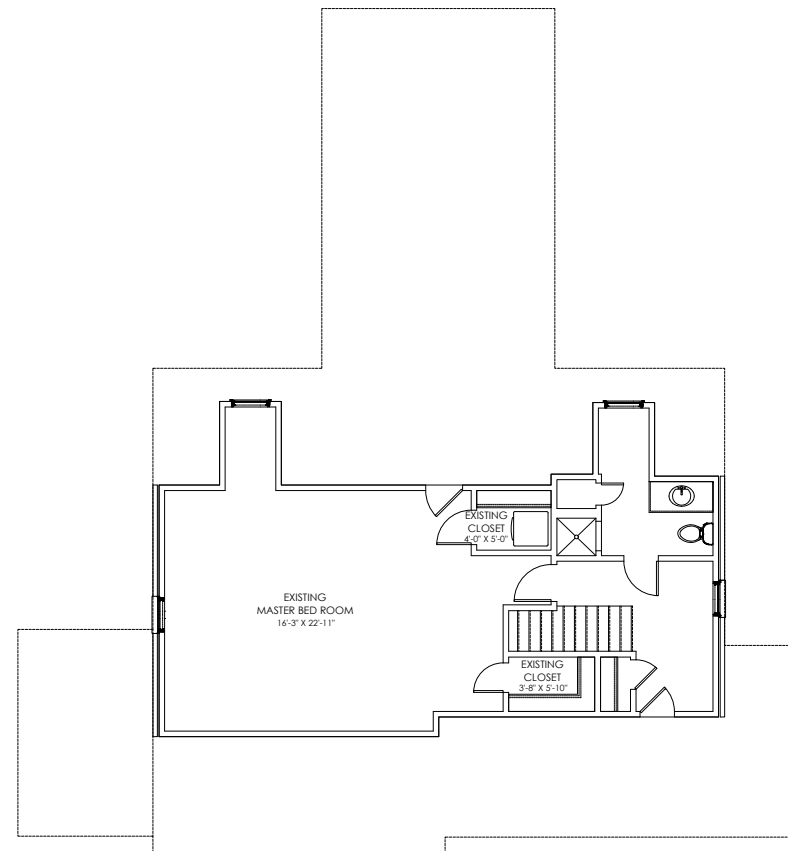
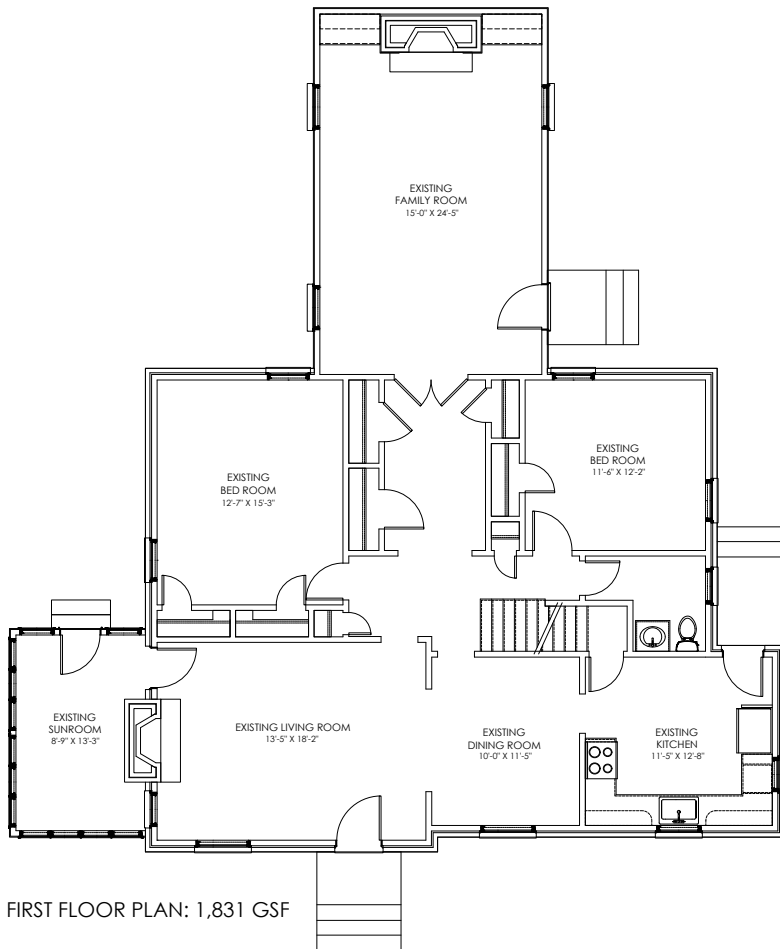
1513 N Main Street presents a rare opportunity for professional users to own a beautifully maintained office property in the heart of Fuquay-Varina. Located along the main corridor and less than two miles from downtown, the property blends residential charm with commercial functionality, offering a warm and welcoming environment ideal for law firms, CPAs, financial advisors, or similar professional users. The ±0.82-acre site includes ample parking, a horseshoe concrete driveway, a large backyard, and an 800 SF storage building with electricity—delivering both practicality and versatility in one of the Triangle’s fastest-growing communities.

The building has been thoughtfully updated while preserving its character, featuring original hardwood floors, a sunroom, and two full masonry fireplaces with new chimney caps and natural gas logs (inspected 2021). Recent improvements include Renewal by Andersen windows (2021), upgraded plumbing (2021), and a new HVAC system (2021). Additional highlights include interior and exterior basement access, brick and Masonite exterior construction, landscaped grounds with mature oaks, dogwoods, magnolia, azalea, and camellia, and a brick patio with a natural gas hookup for grilling. The property is served by city water and sewer.

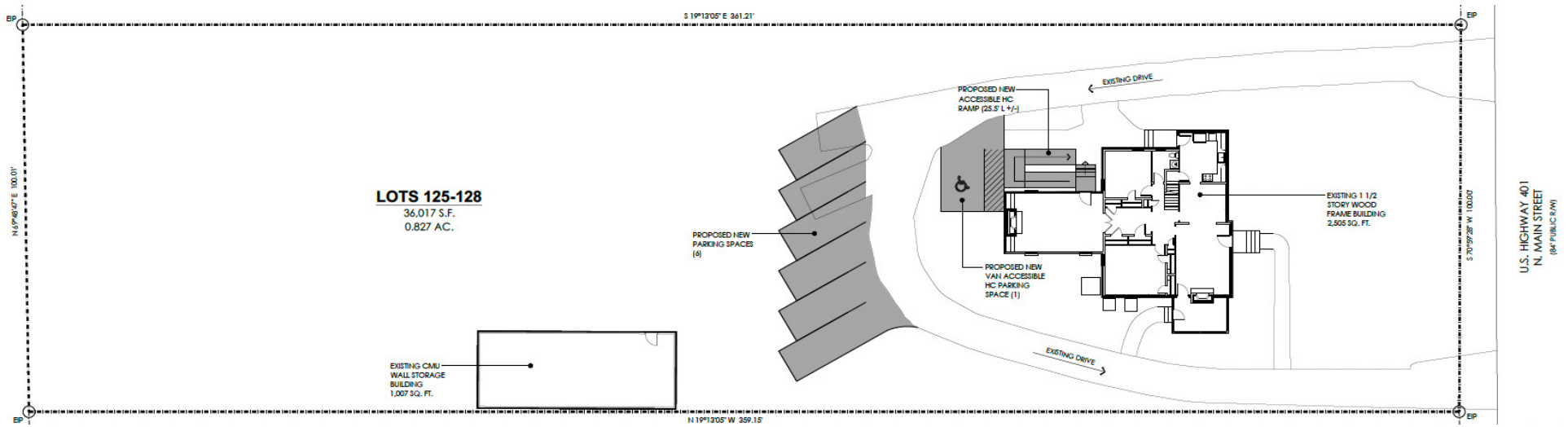
# FLOOR PLAN



[CLICK FOR VIRTUAL TOUR](#)

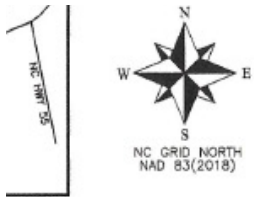


# PROPOSED SITE PLAN



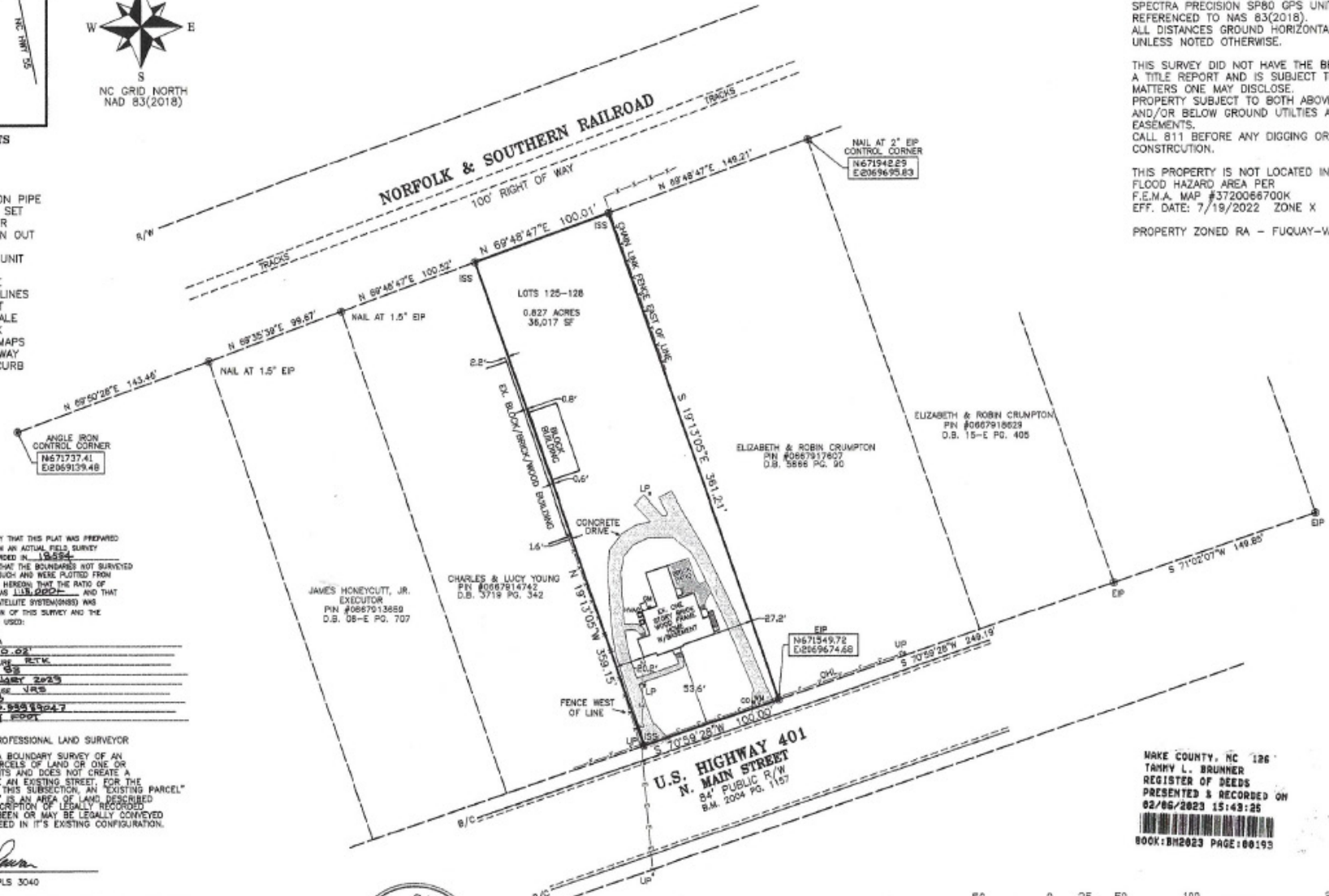






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REFERENCED TO NAD 83(2018).  
ALL DISTANCES GROUND HORIZONTAL  
UNLESS NOTED OTHERWISE.

THIS SURVEY DID NOT HAVE THE BENEFIT OF  
A TITLE REPORT AND IS SUBJECT TO ANY  
MATTERS ONE MAY DISCLOSE.  
PROPERTY SUBJECT TO BOTH ABOVE  
AND/OR BELOW GROUND UTILITIES AND/OR  
EASEMENTS.  
CALL 811 BEFORE ANY DIGGING OR  
CONSTRUCTION.

THIS PROPERTY IS NOT LOCATED IN A  
FLOOD HAZARD AREA PER  
F.E.M.A. MAP #3720066700K  
EFF. DATE: 7/19/2022 ZONE X  
PROPERTY ZONED RA - FUQUAY-VARINA

PLAT THAT THIS PLAT WAS PREPARED  
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MADE IN 1954  
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IT IS AN AREA OF LAND DESCRIBED  
SCRIPTION OF LEGALLY RECORDED  
BEEN OR MAY BE LEGALLY CONVEYED  
NEED IN IT'S EXISTING CONFIGURATION.

*[Signature]*  
PLS 3040

ERTIFY THAT THIS PLAT WAS DRAWN UNDER  
AN ACTUAL SURVEY MADE UNDER MY  
X 1954 PAGE 640 MAP # 1942 PAGE 160  
NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES  
ION FOUND IN BOOK 23 PAGE 240921  
ECTION OR POSITIONAL ACCURACY AS CALCULATED IS  
- THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH  
DED, WITNESS MY ORIGINAL SIGNATURE.  
SEAL 345 6th DAY OF FEBRUARY, A.D. 2023

*[Signature]*  
NR, NCPLS - 3040



U.S. HIGHWAY 401  
N. MAIN STREET  
84' PUBLIC R/W  
B.M. 2004 PG. 1157

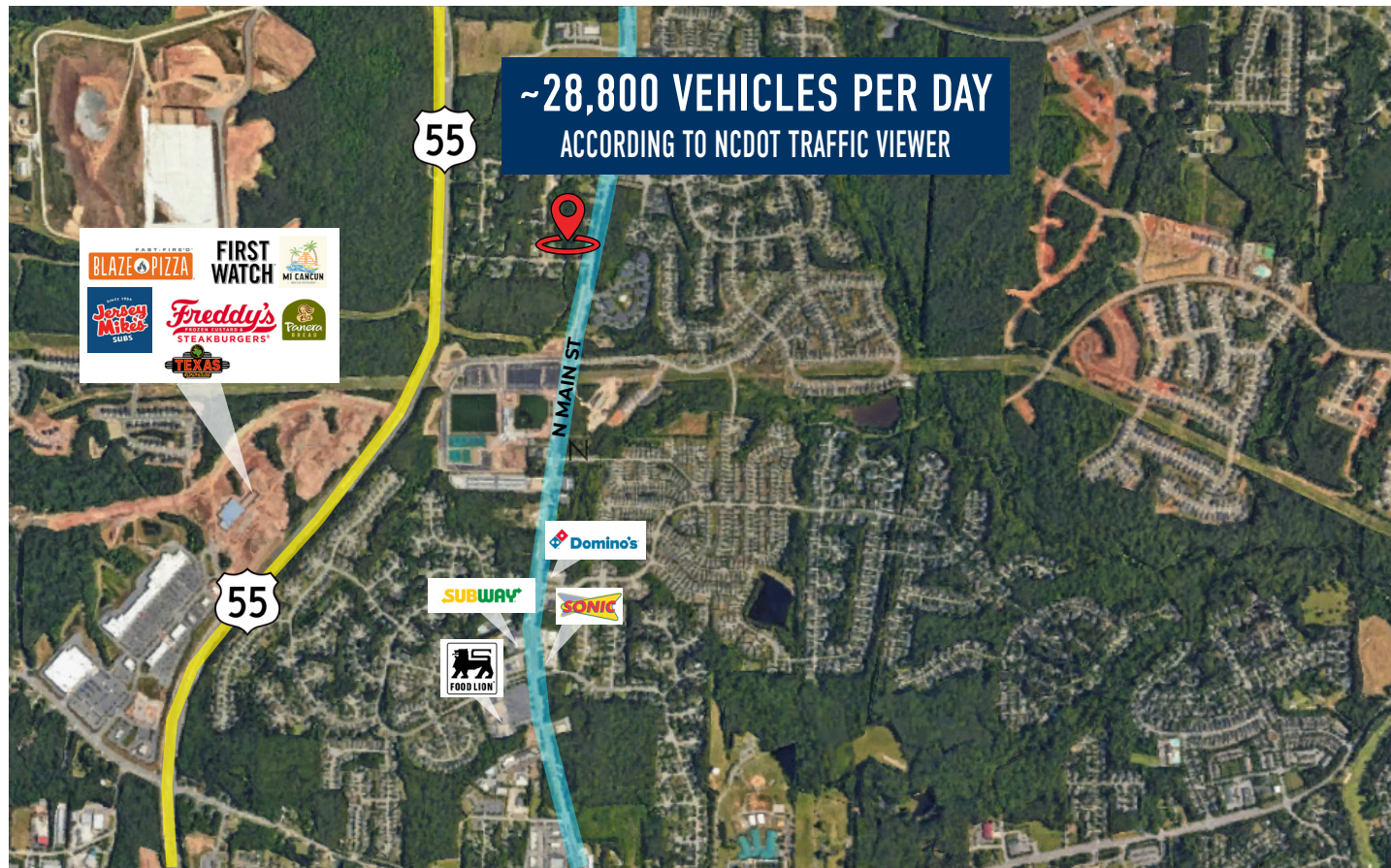
BENTON W. DEWAR AND ASSOCIATES  
PROFESSIONAL LAND SURVEYOR  
5920 HONEYCUTT ROAD  
HOLLY SPRINGS, NC 27540  
PH. # (919) 552-9813  
FAX # (919) 557-2255



WAKE COUNTY, NC 126  
TAMMY L. BRUNNER  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
02/06/2023 15:43:25  
BOOK: BH2023 PAGE: 00193

IN BOOK OF MAPS 2023 PAGE 193 WAKE COUNTY REG.

# LOCATION OVERVIEW





Nick Kasprzak, CCIM  
Vice President  
(984) 202-0066

[nkasprzak@richcommercialrealty.com](mailto:nkasprzak@richcommercialrealty.com)

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**Raleigh, NC**  
3840 Ed Drive, Suite 108  
Raleigh, NC 27612

**Wilmington, NC**  
P.O. Box 15004  
Wilmington, NC 28412