



±22,998 SF AUTO SERVICE INVESTMENT  
**1426 & 1500 S. MIAMI BLVD**  
**1408 MARLY DRIVE**  
DURHAM, NC 27703

PRESENTED BY:



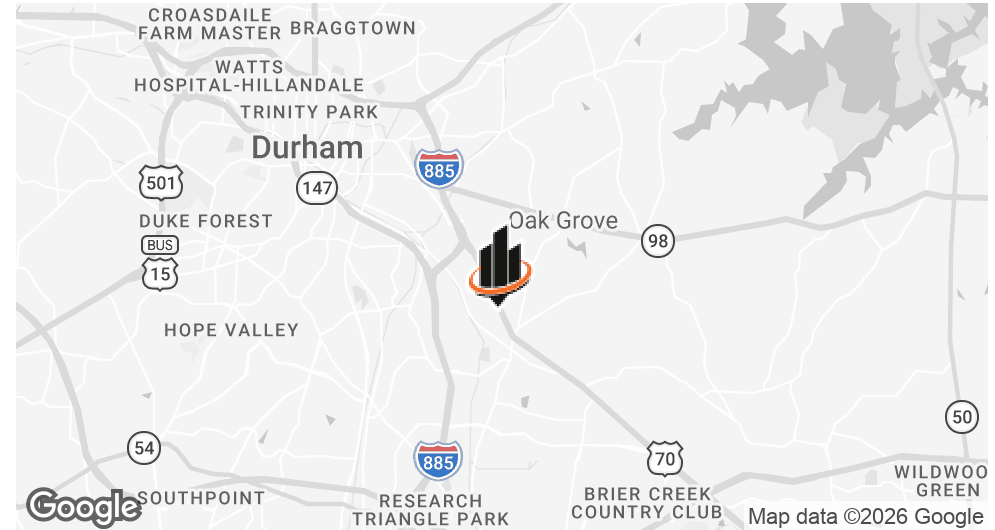
**WHIT BRANNON**

919.287.3219 | whit.brannon@svn.com

## PROPERTY SUMMARY

ASKING PRICE

\$5,995,000



## OFFERING SUMMARY

TOTAL BLDG SIZE:	±22,998 SF
TOTAL ACREAGE:	±2.51 Acres
CURRENT ZONING:	CG / RS-20
PROPOSED FUTURE ZONING:	Commercial Heavy (CH)
TRAFFIC COUNTS:	±41,836 VPD
PARCEL ID:	245722 & 165078
NOI:	\$357,553
CAP RATE:	5.96%

## PROPERTY OVERVIEW

The offering includes 1426 S. Miami Boulevard, 1408 Marly Drive, and 1500 S. Miami Boulevard, totaling ±2.51 acres. **The property features two commercial buildings totaling ±22,998 SF, currently occupied by Moaven Automotive and Gerber Collision and Glass**, plus a ±0.20-acre fenced parking lot. Near-term lease expirations offer flexibility for an owner-user or value-add potential through lease renewals.

## PROPERTY HIGHLIGHTS

- Built in 1986, the buildings were renovated in 2011 and include a waiting area with private offices, garage/shop space, and 11 roll-up doors
- Gas-pack heat or oil can be used by both tenants
- Direct access to US 70 with close proximity to I-85/I-885, connecting to downtown Durham and RTP
- The front half of the property is currently zoned CG - upon adoption of the new Land Development Code (LDC), the entire property is proposed to be rezoned CH

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O: 919.287.3219

whit.brannon@svn.com

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**PROPERTY OUTLINE**



**WHIT BRANNON**  
O: 919.287.3219  
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**1426 & 1500 S. MIAMI BLVD, 1408 MARLY DRIVE | Durham, NC 27703**

## BUILDING 1 OVERVIEW

<b>BUILDING SIZE:</b>	±12,953 SF
<b>YEAR BUILT:</b>	1986
<b>RENOVATED:</b>	2010/2011
<b>ZONING:</b>	CG(D) & RS-20
<b>PARCEL ID:</b>	234198
<b>TENANT:</b>	Moaven Automotive & Gerber
<b>CURRENT USE:</b>	Automotive Sales & Service Shop
<b>FOUNDATION:</b>	Slab
<b>MASONRY:</b>	Split-Face Concrete Blocks
<b>ROOF TYPE:</b>	Standing Seam Metal
<b>EXTERIOR SURFACE TYPE:</b>	Asphalt & Concrete
<b>INTERIOR FLOORING:</b>	Tile & Concrete
<b>LIGHTING:</b>	Fluorescent
<b>ROLL UP DOORS:</b>	6
<b>CURRENT LEASE TYPE:</b>	NNN
<b>CURRENT LEASE ENDS:</b>	4/15/28 & 8/27/28 (Gerber Portion)
<b>RENEWAL OPTION:</b>	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±41,836 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- Access to gas-pack heat or oil
- **±0.2-acre fenced parking lot at 1500 S. Miami Blvd conveys and is currently part of the Moaven lease**

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## BUILDING 1 OVERVIEW



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## BUILDING 1 OVERVIEW



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## BUILDING 2 OVERVIEW

<b>BUILDING SIZE:</b>	±10,044 SF
<b>YEAR BUILT:</b>	1986
<b>RENOVATED:</b>	2010/2011
<b>ZONING:</b>	CG(D) & RS-20
<b>PARCEL ID:</b>	165078
<b>TENANT:</b>	Gerber Collision & Glass
<b>CURRENT USE:</b>	Glass Repair & Body Shop w/ Paint Booth
<b>FOUNDATION:</b>	Slab
<b>MASONRY:</b>	Split-Face Concrete Blocks
<b>ROOF TYPE:</b>	Standing Seam Metal
<b>EXTERIOR SURFACE TYPE:</b>	Asphalt & Concrete
<b>INTERIOR FLOORING:</b>	Tile & Concrete
<b>LIGHTING:</b>	Fluorescent
<b>ROLL UP DOORS:</b>	5
<b>CURRENT LEASE TYPE:</b>	NNN (Landlord responsible for HVAC)
<b>CURRENT LEASE ENDS:</b>	8/27/28
<b>RENEWAL OPTION:</b>	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±41,836 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- HVAC units replaced in 2021
- Access to gas-pack heat or oil

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## BUILDING 2 OVERVIEW



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**AREA OVERVIEW (SOUTH TOWARDS RTP)**



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# AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)



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3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707