

EDGEWOOD - 81 UNITS IN BUTNER, NC



Price: \$ 7,250,000
Status: AVAILABLE
Address: 503 W C St, Butner, NC 27509
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OVERVIEW

These 81 units are located two blocks from one another at 503 W. C Street and 704 W. B Street in Butner, NC. Known as the Edgewood Crossing Apartments (built 1998-2001) and the Edgewood Bridge Apartments (built 2004) the properties are well-maintained and operate above a 97% occupancy rate. With a limited inventory of apartments in Butner, current tenant referrals and drive-by traffic provides a surplus of leasing leads.

Edgewood Crossing contains six buildings, totaling 49 units and an onsite office. Edgewood Bridge includes four buildings with 32 units and a small office. At both properties, all of the units are identical two-bedroom and two-bathroom floorplans with the exception of one unit at Edgewood Bridge where a bedroom is used in one unit for the office space. The 3.2-acre vacant lot next to Edgewood Bridge at 704 W. B Street is included in the offering.

UNIT INFORMATION

Unit	Type	Size	Rent
1 UNIT	1 BD / 1 BA	800 SF	\$570
80 UNITS	2 BD / 2BA	1,010 SF	\$712 AVG

PROPERTY INFORMATION

Pin	086616847848 / 086612950156 / 087609060093	Tax Value	\$1,955,990 / \$45,696 / \$2,942,589
Taxes	\$24,124 / \$603 / \$36,849	Lot Size	3.14 / 3.20 / 5.03 ACRES
Year Built	1998 - 2004	Exterior	VINYL
Floors	CARPET, VINYL	Foundation	SLAB
HVAC	CENTRAL AIR, HEAT PUMPS	Owner Financing	NONE
Utilities	PAID BY TENANTS	Appliances	RANGE, REFRIGERATOR, DISHWASHER, W/D CONNECTIONS
Legal Description	SEE TAX RECORDS	Zoning	NBHD

LOCATION MAP

