

## QUAD NEAR DOWNTOWN RALEIGH



**Price:** \$ 450,000

**Status:** UNDER CONTRACT

**Address:** 207 Park Ave, Raleigh, NC  
27605

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### OVERVIEW

Originally built in 1901, these four units are within walking distance of NC State, Downtown Raleigh and Pullen Park. The immediate neighborhood has seen an enormous inflow of investment, renovation and development capital in recent years. See the rent roll below and the additional information attached for details. The property has operated as a rental building for decades. This is a great opportunity to purchase a fully-leased asset in a premium location for long-term appreciation, add value through strategic renovations or renovate and convert to single-family.

### UNIT INFORMATION

Unit	Type	Size	Lease	Rent
207 - A	3 BD/3 BA	1545 SF APPROX.	7/15/21	\$1,575
207 - D	STUDIO	250 SF APPROX.	4/30/21	\$650
207 - E	STUDIO	250 SF APPROX.	7/31/21	\$675
207 - F	STUDIO	280 SF APPROX.	7/15/21	\$675
TOTAL				\$3,575

## PROPERTY INFORMATION

<b>Pin</b>	1703190883	<b>Tax Value</b>	\$377,569
<b>Taxes</b>	TBD	<b>Lot Size</b>	.17 ACRES
<b>Year Built</b>	1901	<b>Exterior</b>	ASBESTOS, WOOD
<b>Floors</b>	HARDWOOD, TILE, VINYL, CARPET	<b>Foundation</b>	CRAWL, BASEMENT
<b>HVAC</b>	WINDOW A/C, CENTRAL GAS HEAT	<b>Owner Financing</b>	NONE
<b>Utilities</b>	SEE ADDITIONAL INFORMATION	<b>Appliances</b>	SEE ADDITIONAL INFORMATION
<b>Legal Description</b>	LO29 MARTIN LAND BM1885-62	<b>Zoning</b>	R-10 (parking overlay district)

## LOCATION MAP

