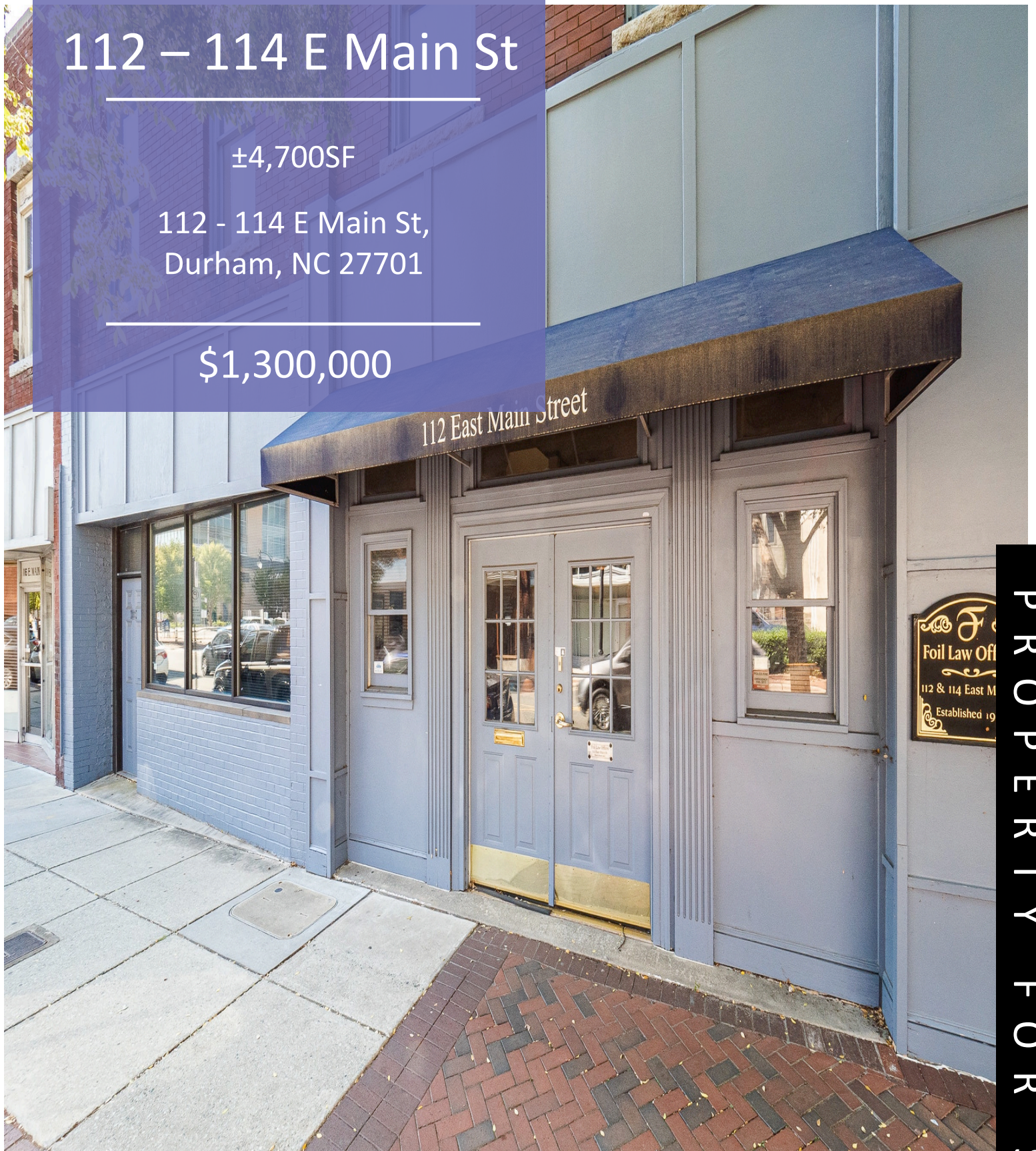


112 – 114 E Main St

±4,700SF

112 - 114 E Main St,
Durham, NC 27701

\$1,300,000



PROPERTY FOR SALE



349 West Main Street, Suite 200
Durham, NC 27701
www.MaverickPartners.com

Ian Nidel, LEED AP
Commercial Broker
919.349.9021 Mobile
inidel@maverickpartners.com

112-114 E Main St

±4,700 SF

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**CONFIDENTIALITY
DISCLAIMER**

This Offering has been prepared to provide a summary of unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Maverick Partners Realty Services Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering has been obtained from sources we believe are reliable; however, Maverick Partners Realty Services Inc. has not verified, and will not verify, any of the information contained herein, nor has Maverick Partners Realty Services Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

OVERVIEW

BUILDING SIZE: ±4,700 SF

ZONING: DD-C

USES: Retail, Office, Residential

ASKING PRICE: \$1,300,000

LOCATION:

In the heart of Downtown Durham, 112 and 114 E Main St are convenient to City and County government offices, restaurants, a brewery, bank branches, parking and more.

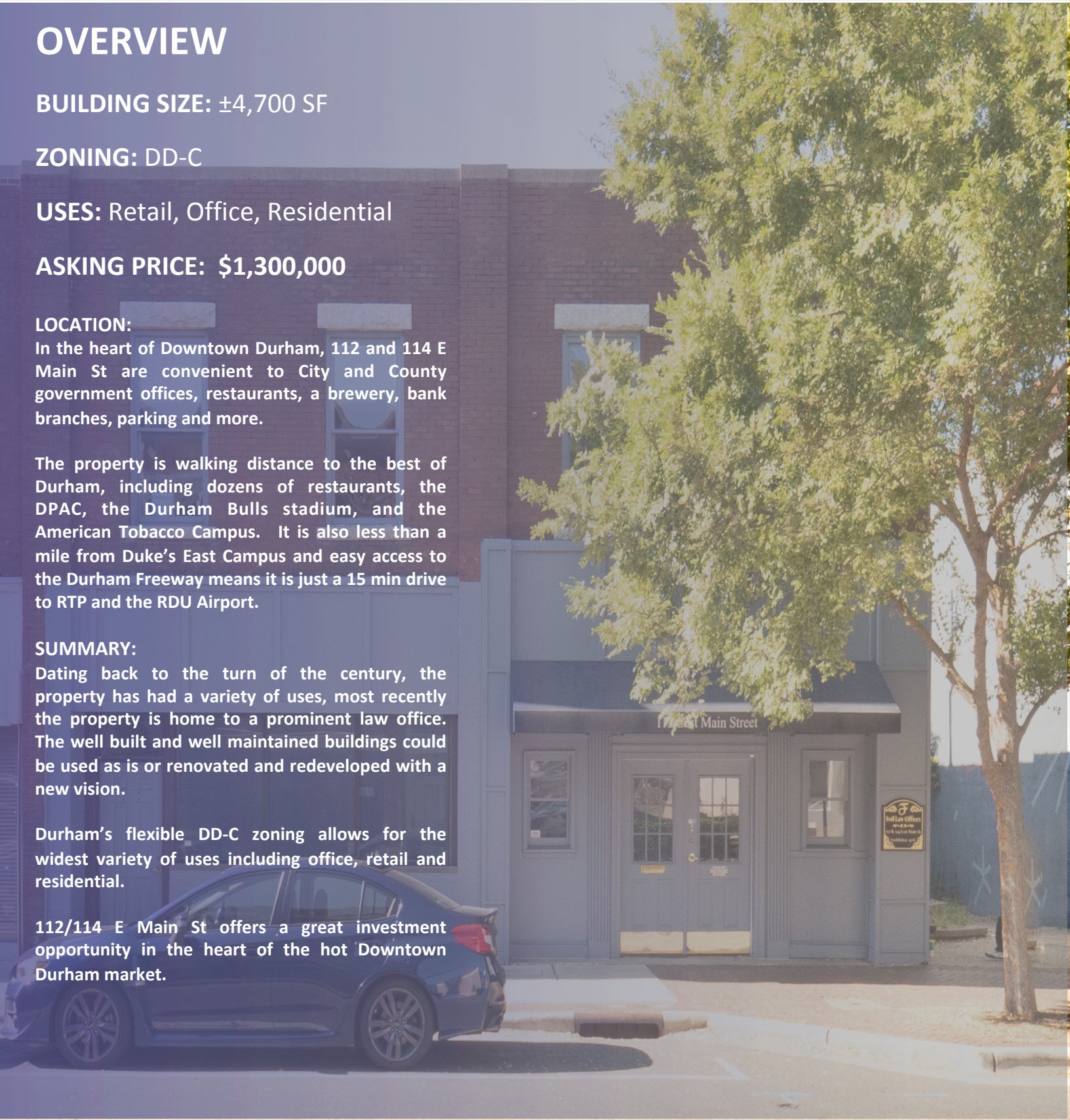
The property is walking distance to the best of Durham, including dozens of restaurants, the DPAC, the Durham Bulls stadium, and the American Tobacco Campus. It is also less than a mile from Duke's East Campus and easy access to the Durham Freeway means it is just a 15 min drive to RTP and the RDU Airport.

SUMMARY:

Dating back to the turn of the century, the property has had a variety of uses, most recently the property is home to a prominent law office. The well built and well maintained buildings could be used as is or renovated and redeveloped with a new vision.

Durham's flexible DD-C zoning allows for the widest variety of uses including office, retail and residential.

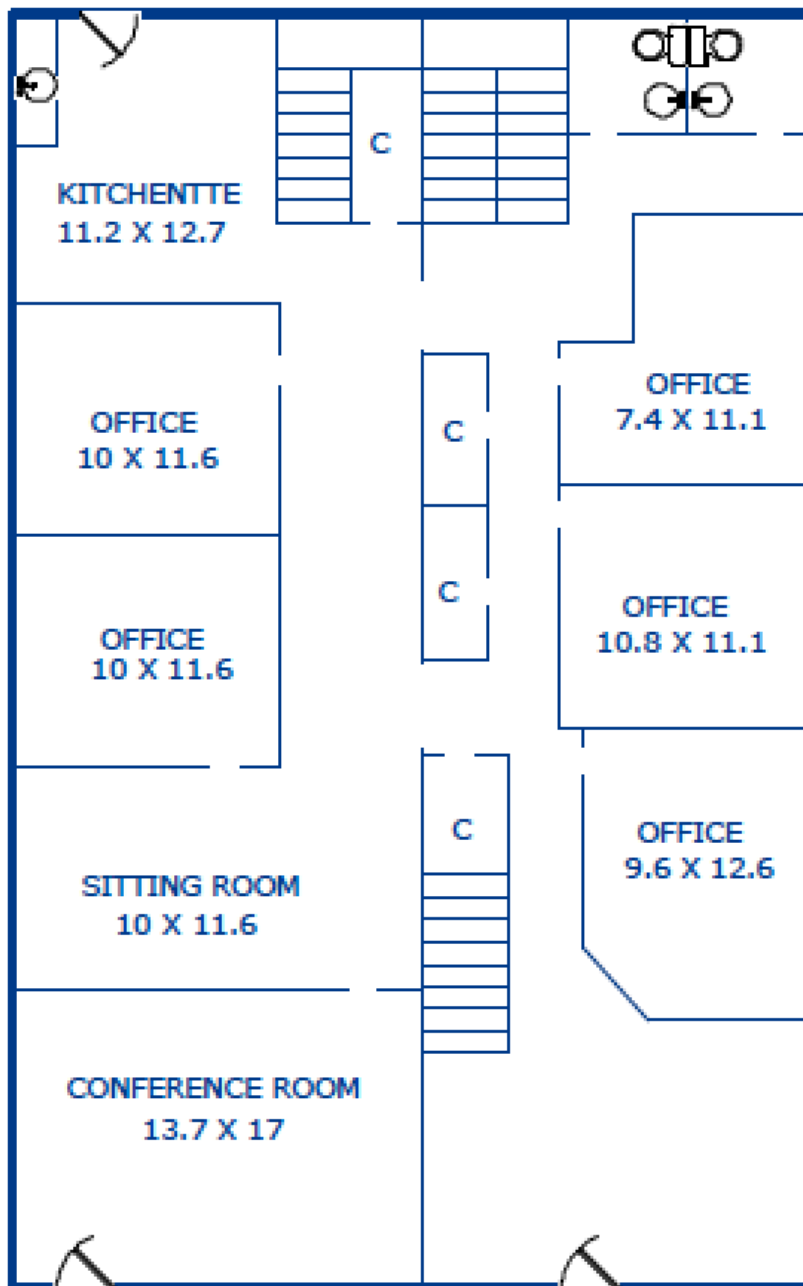
112/114 E Main St offers a great investment opportunity in the heart of the hot Downtown Durham market.



INTERIOR PHOTOS

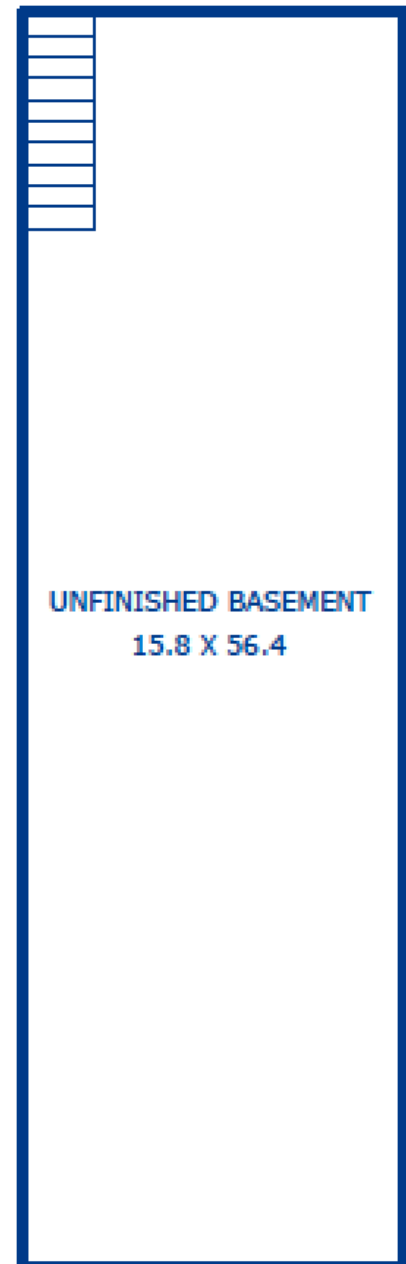


FLOOR PLANS – Ground Floor & Basement



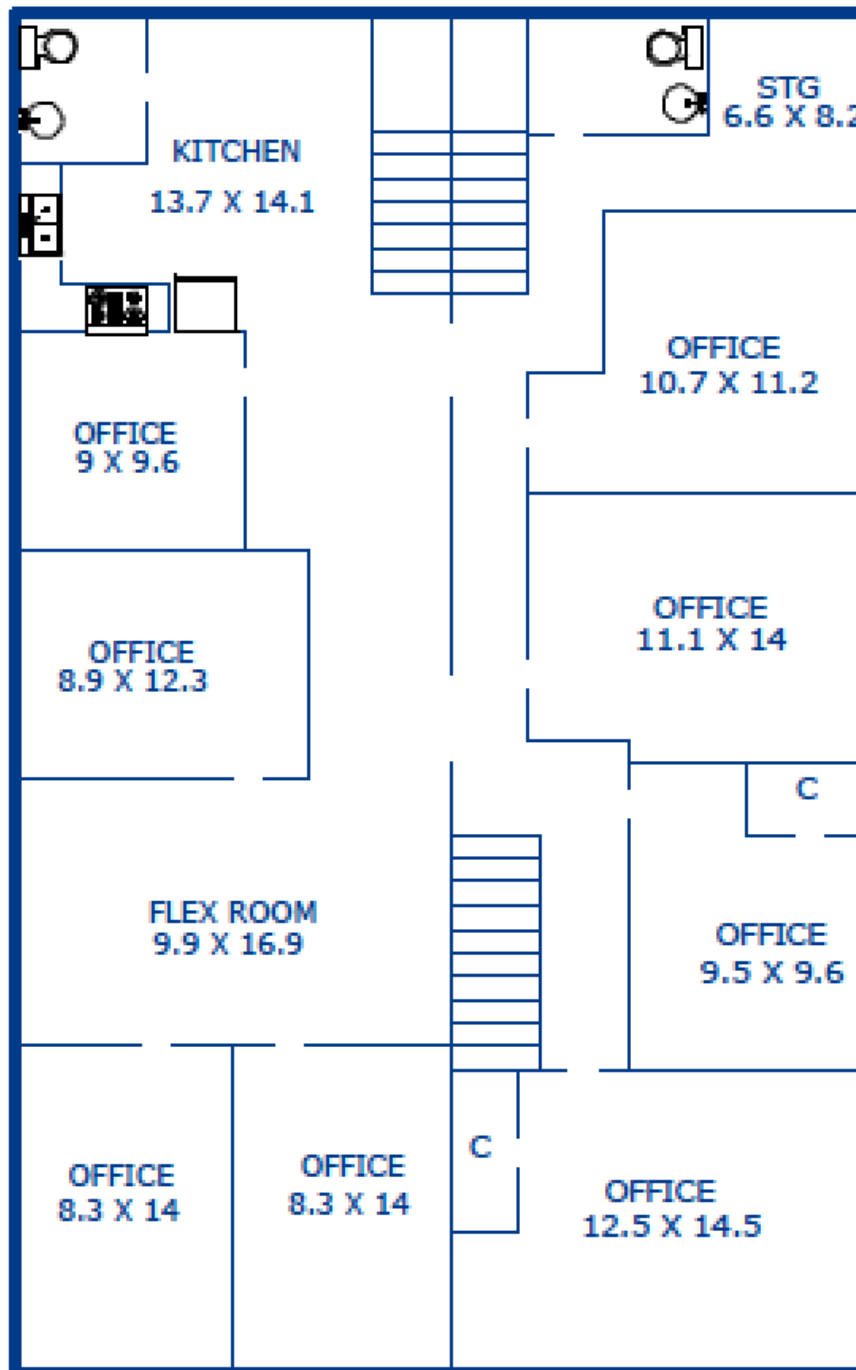
114 E MAIN STREET

112 E MAIN STREET



112 E MAIN STREET

FLOOR PLANS – Second Floor



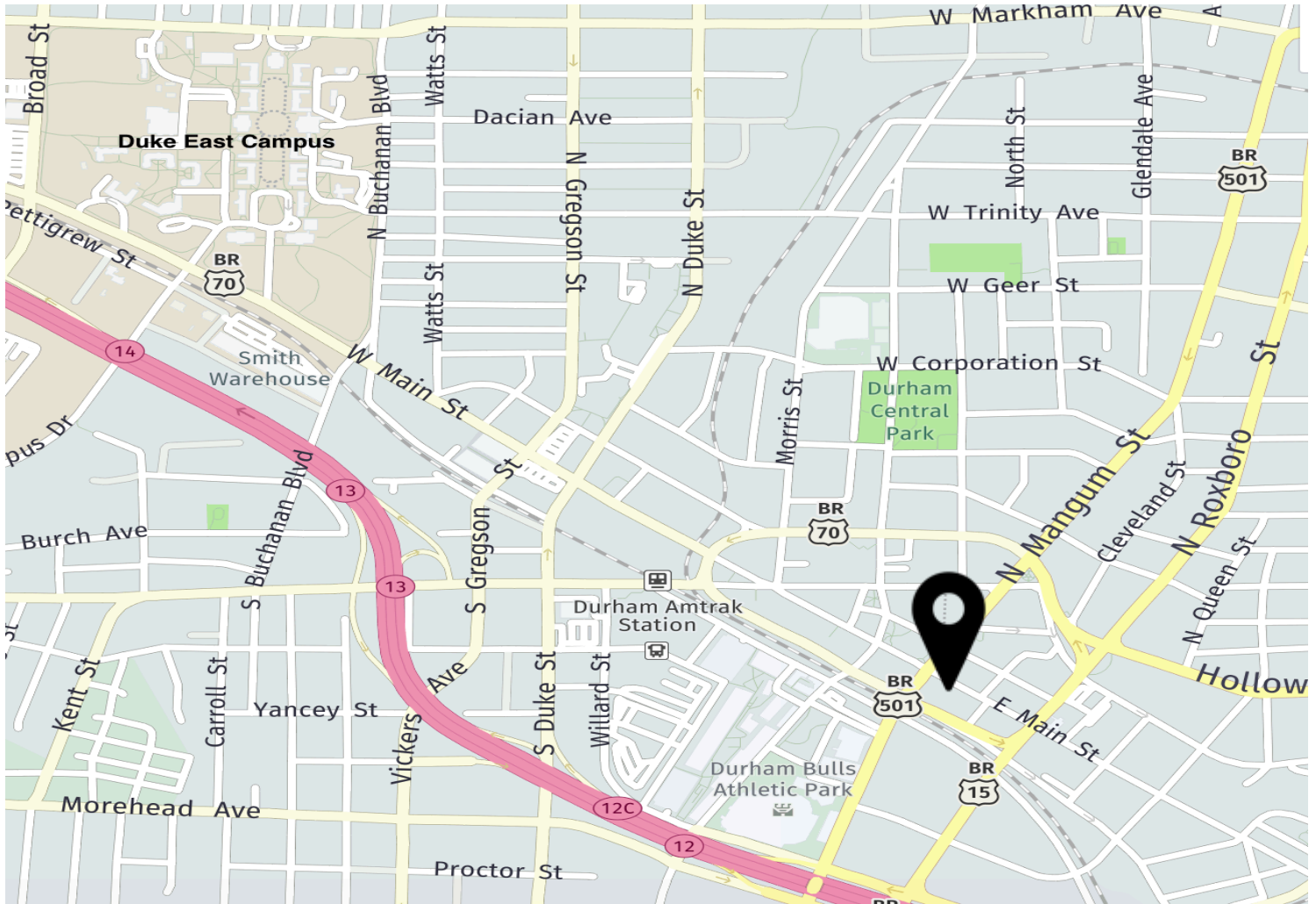
114 E MAIN STREET

112 E MAIN STREET

112-114 E Main St

7

LOCAL MAP



Within 1 Mile

BUSINESS



380

Total Businesses



5,337

Total Employees

EMPLOYMENT



White Collar

65%



Blue Collar

16%



Services

19%

4.1%

Unemployment Rate

STREET MAP



Local Services, Businesses and Amenities

Duke University
North Carolina Central University
Durham Bulls Athletic Park
Durham Performing Arts Center
Durham City and County Gov Offices
American Tobacco Campus
The Durham Hotel
A Loft
C21 Hotel
Burts Bees
GlaxoSmithKline
Pour Taproom
Fullsteam Brewing

Mateo Bar de Tapas
Nanna's
Nana Steak
Clouds Brewing
Tobacco Road Sports Café
Rue Cler
Dos Perros
Gonza Taco
James Joyce
The Federal
The Parlour
Pizzeria Toro
Boxcar Bar and Arcade

COMPANY SUMMARY

Maverick Partners was founded in Downtown Durham in 2002 by Brad Wiese, on the belief that real estate brokers should “add value” to the sales and leasing process, rather than simply collecting a fee for being present.

Our brokers are experts in Triangle-area commercial property sales and leasing, with specific expertise in urban, historic, mixed-use and income-producing properties. We have broad experience in property development, sales, and financial analysis, and have earned a reputation for our knowledge, attention to detail, and close client relationships. Commercial real estate is a complicated business and Maverick Partners prides ourselves in providing our clients with expert guidance, insight and knowledge.

Our mission is to provide our clients with the highest quality of brokerage services available. With skilled, knowledgeable team of real estate professionals, we will seek to add value and deliver results for all of our clients, from the smallest to the largest. We will provide our clients with extensive market analysis and expertise that fosters innovative solutions and rewarding real estate opportunities.

Our guiding principles are:

- To act in the best interest of our clients at all times, bringing unquestionable ethics to each transaction.
- To become trusted advisors for our client’s acquisitions, dispositions, and leasing needs.
- To develop long-term client relationships by providing exceptional brokerage services
- To drive unparalleled customer satisfaction.\

We are always standing by, eager to help, and we won’t stop until your desired results are achieved. We want to earn your business. So, give us a call, send us an e-mail, or simply stop by our offices to chat. We look forward to hearing from you soon.



IAN NIDEL

Commercial Broker

919.349.9021 Mobile

inidel@maverickpartners.com

Ian brings a diverse background in the commercial real estate industry to Maverick Partners. A licensed broker in NC since 2003, Ian grew up in the Triangle area of North Carolina and graduated from Duke University. He went on to complete a Master of Architecture at the University of Florida, Gainesville, where he also studied Construction Project Management. Ian studied architecture in Vicenza, Italy and worked for architecture firms, including Heery in Atlanta GA and Sheppard Robson in London, England. He also worked as a construction project manager for a commercial general contractor, Kaufman Lynn Inc in Boca Raton, FL.

Ian was then employed by Glaxo Wellcome as a manager in the Global Manufacturing division working on high level manufacturing plant consolidation planning and eventually, sensitive merger planning. After leaving Glaxo, Ian earned an MBA from the University of North Carolina’s Kenan Flagler School of Business. Ian is also a Leadership in Energy and Environmental Design Accredited Professional (LEED AP).

Since joining MPRS Ian has helped many clients find solutions for their Triangle real estate needs. Ian’s expertise includes multifamily investment properties, historic redevelopment and repositioning, urban office and retail leasing and site selection and acquisition.

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