

# 201 Albemarle

±2,200 SF  
Property for Sale

201 Albemarle Street  
Durham, NC 27701

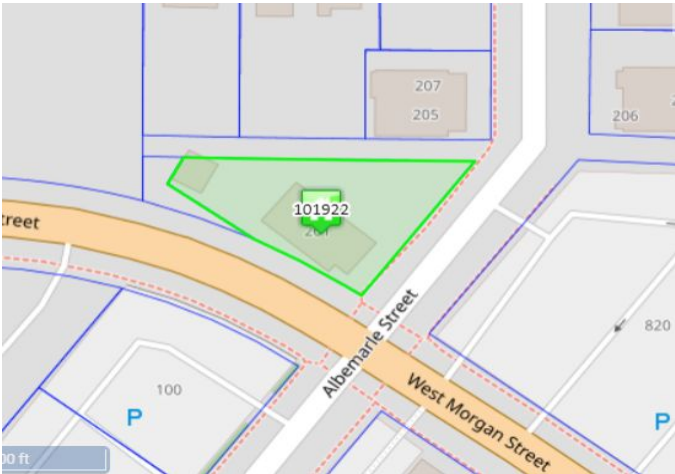
\$599,000



PROPERTY FOR SALE

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## OVERVIEW

**BUILDING SIZE:** ±2,200 SF

**USES:** Office/Retail

**ZONING:** DD-S1

**ASKING PRICE:** \$599,000

**LOCATION:** Trinity Park / Brightleaf District

### SUMMARY:

Historic office/retail building within easy walking distance to Duke University and Downtown Durham. This converted residence is surrounded by local favorites, such as James Joyce, Federal, St. James Seafood and Parker & Otis, as well as the shops at Brightleaf Square and on Ninth Street.

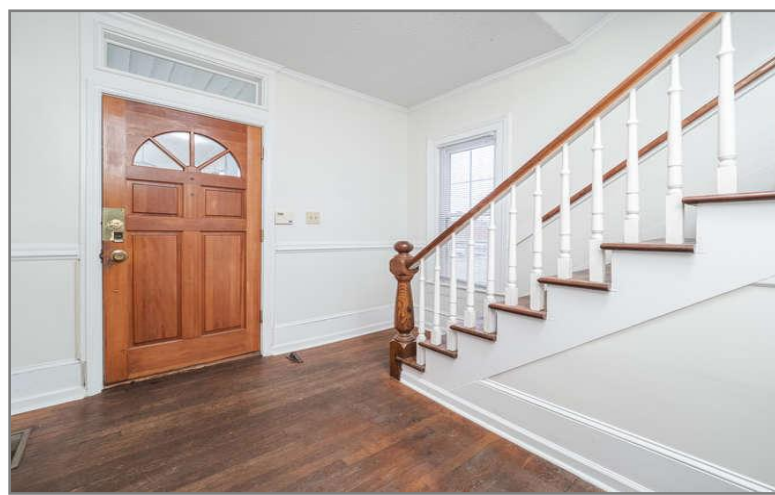
Flexible zoning and layout allows for many uses and will accommodate multiple businesses, making it a great option for an owner/user or investor. Hardwood floors, high ceilings and historic details deliver plenty of natural character.

Floor plan includes six offices and two bathrooms, one with shower. Ample on-site parking. Large lot, with shed for extra storage, provides room for expansion. Renovations may be eligible for Historic Tax Credits.





## PROPERTY PHOTOS



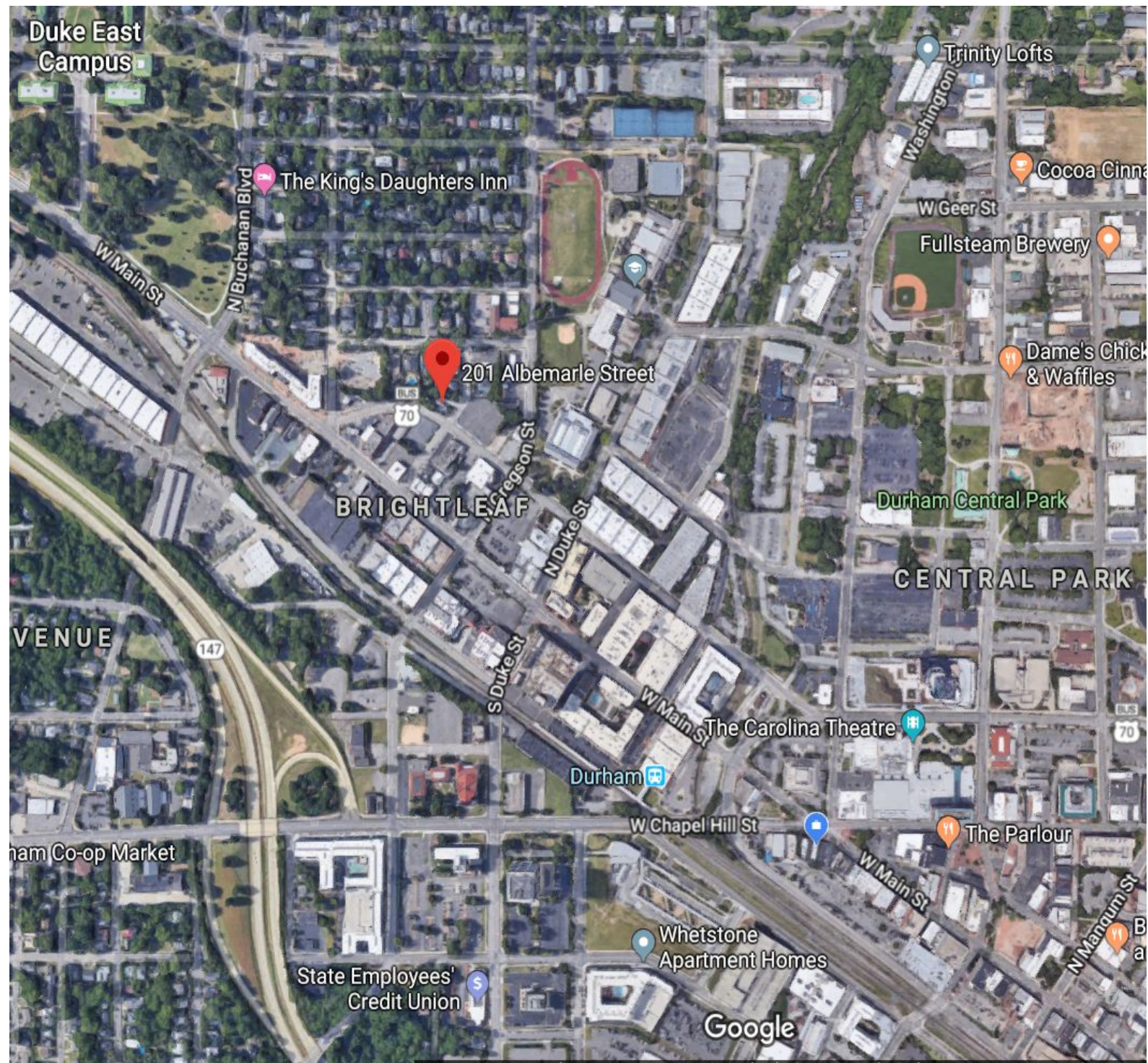


## PROPERTY PHOTOS



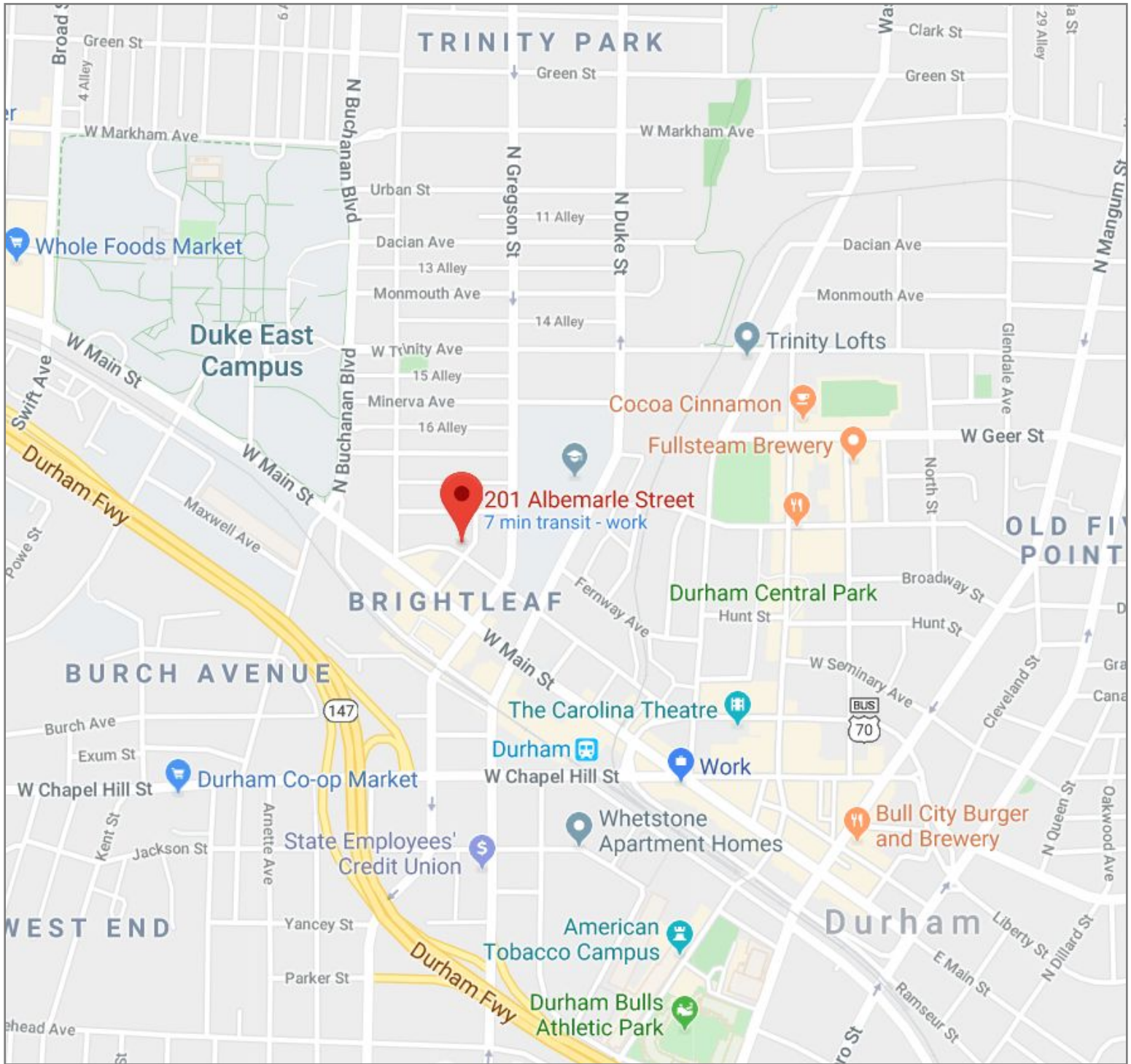


## AERIAL MAP





## STREET MAP





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