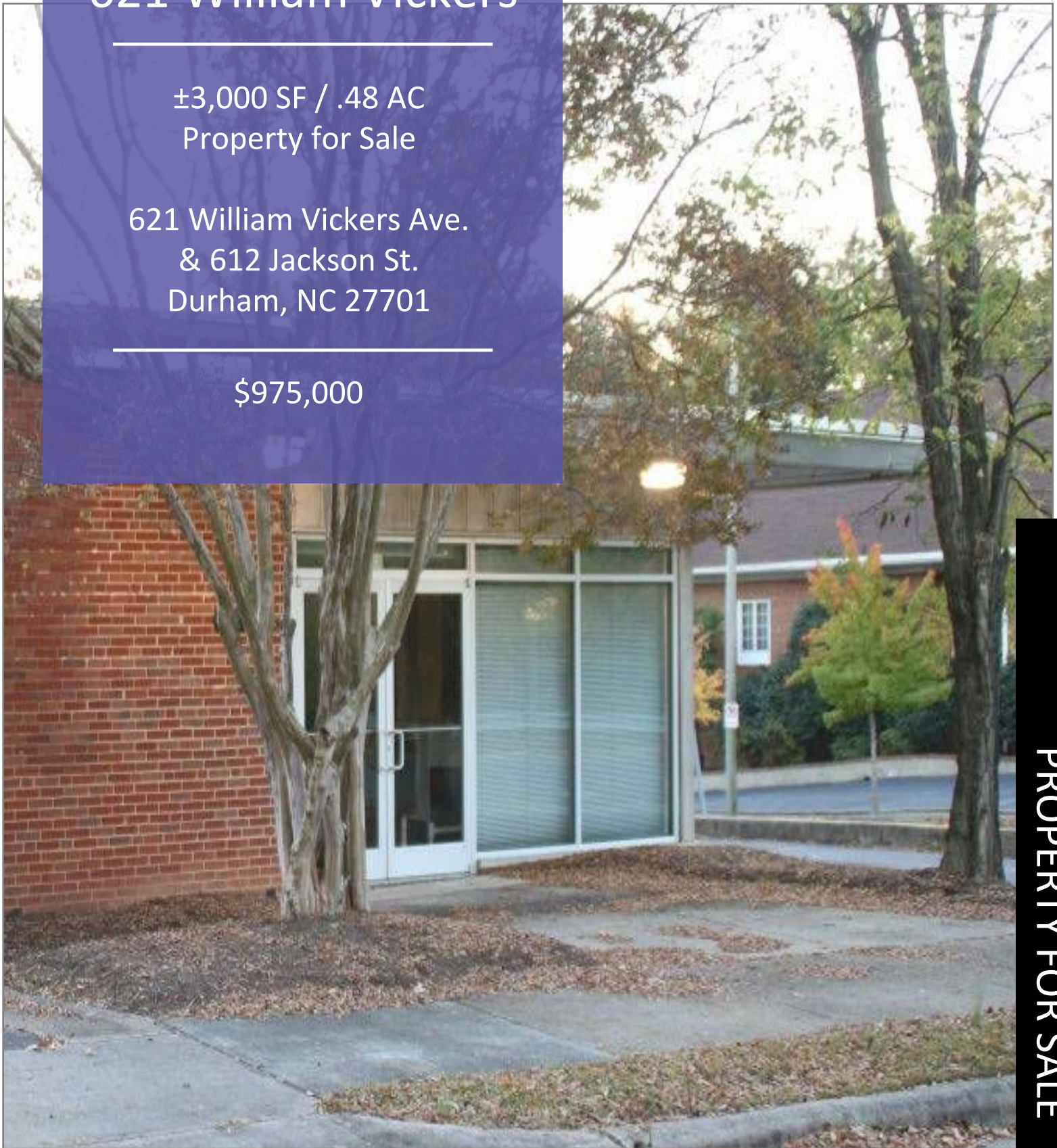


621 William Vickers

±3,000 SF / .48 AC
Property for Sale

621 William Vickers Ave.
& 612 Jackson St.
Durham, NC 27701

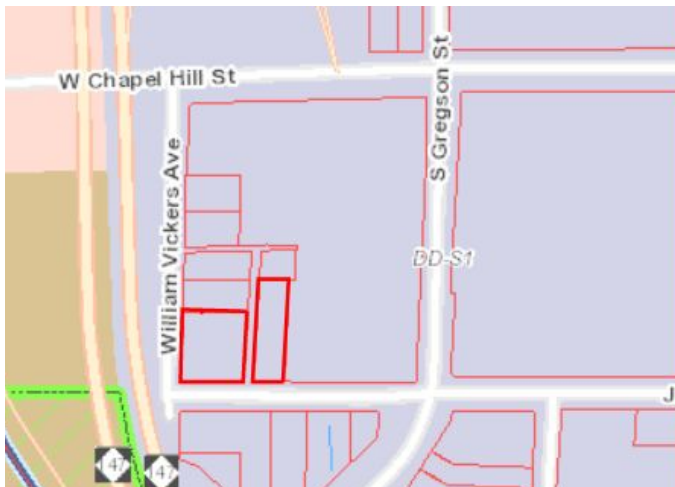
\$975,000



PROPERTY FOR SALE

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VACANT LOT	8





OVERVIEW

BUILDING SIZE: ±3,000 SF

USE: Office/Retail

ZONING: DD-S1

SITE: .48 AC

ASKING PRICE: \$975,000

LOCATION: Downtown Durham

Well-maintained office building with plenty of on-site parking in one of Downtown Durham's hottest areas. Surrounded by new-construction projects and within a block of the former Durham Police Headquarters redevelopment site, this property sits right in the path of Downtown Durham's next wave of development. Just off the 147 exit and an easy walk to the Business District and the rest of Downtown, this location provides convenience for commuters and easy access to a vast array of restaurants, shops, businesses and entertainment venues, including the Durham Performing Arts Center, Durham Bulls Athletic Park and American Tobacco Campus. Layout is clean, open-plan and adaptable. Half-acre site includes adjacent lot at 612 Jackson St. and features flexible DD-S1 zoning, room for expansion and great potential for future high-density development.



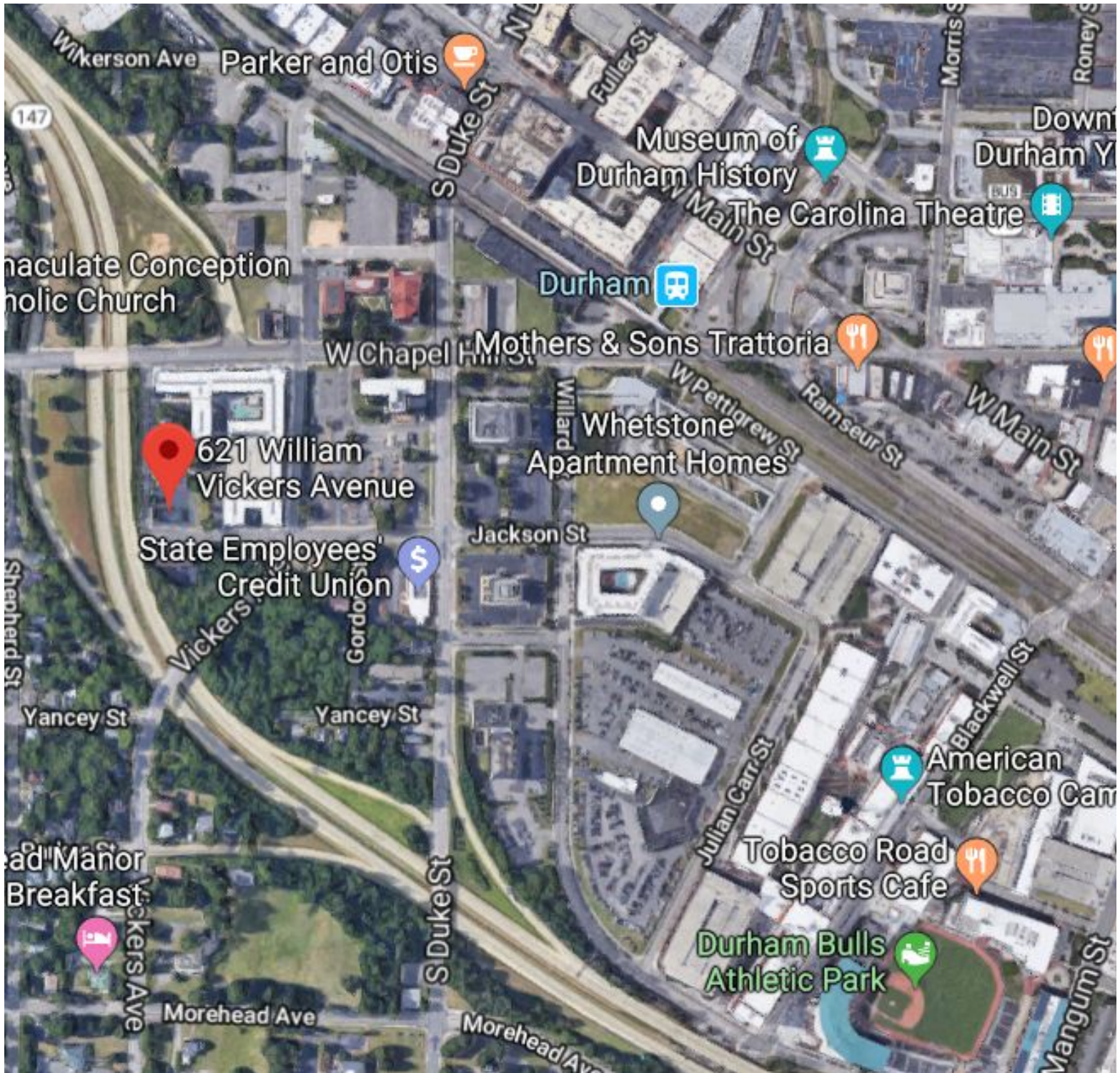
PROPERTY PHOTOS



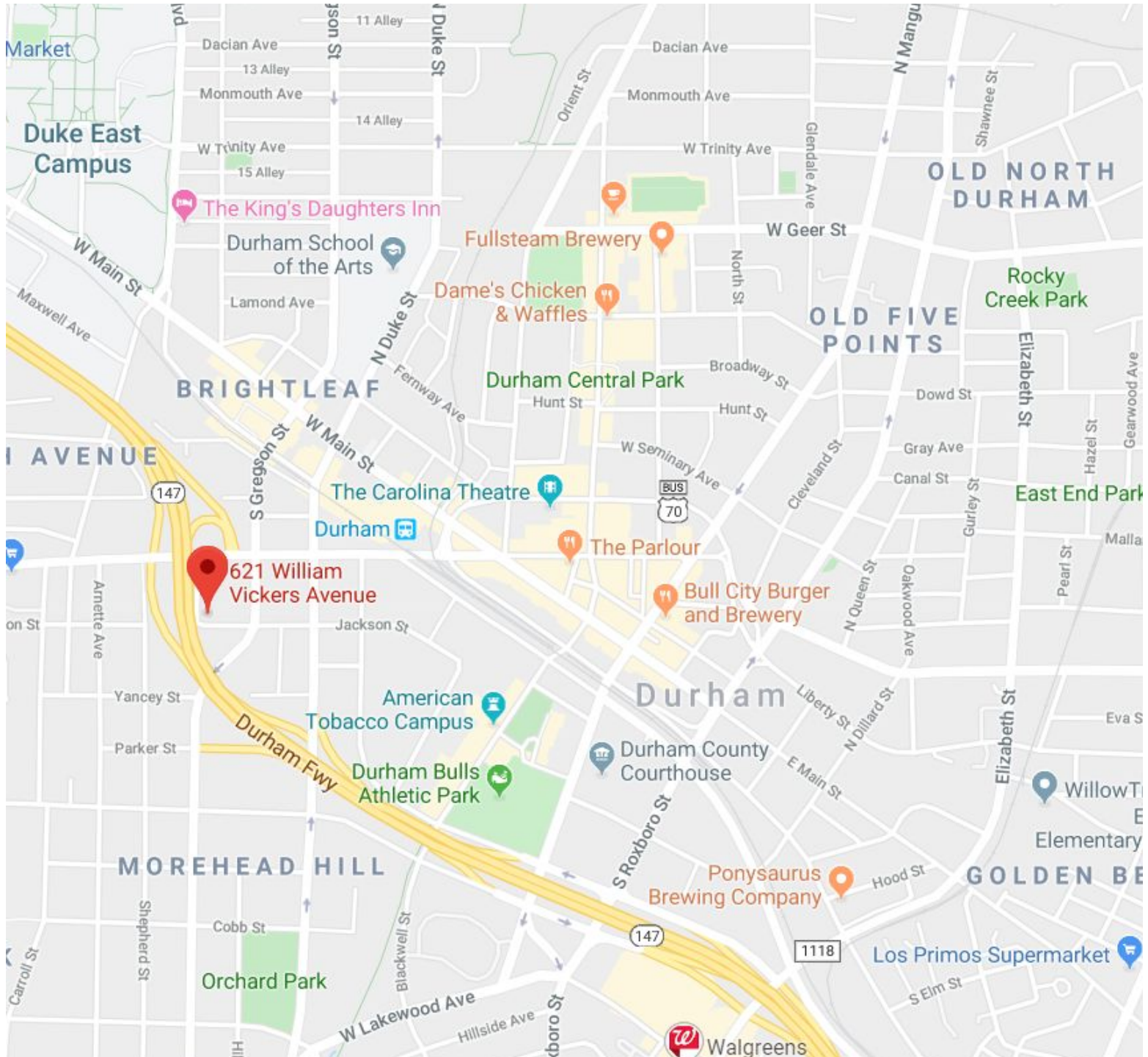
PROPERTY PHOTOS



AERIAL MAP



STREET MAP



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Chris Burnham
919.225.4778



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