### **SPRING FOREST PLACE**

**2621 Spring Forest Road, Suites 101, 102 & 103** 



**Sales Price \$995,000** 

- Total of 6,948 SF—5,423 SF vacant. This offering is for 3 units of a 5 unit building.
- 1,525 SF (Suite 103) is leased through 12/31/19.
- Great North Raleigh location minutes from I-540 / I-440—flexible for many uses
- Attractive brick front building with signage, exposure, with ample parking
- Multiple private offices, 2 reception rooms, 3 bathrooms, kitchenette and open storage/meeting area
- Open space in back of building with drive-in door—See Floor Space Drawing





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# **SPRING FOREST PLACE 2621 Spring Forest Road, Suites 101, 102 & 103** \* LEASED SPACE IS OUTLINED IN RED 20'-0" X 12'-0" CONFERENCE Open space with drive in door 11'-0" X 12'-0" 11'-0" X 12'-0" 8-0" X 12'-0" 30.0 10-6" X 17'-2" 11-9" X 12'-0" 11'4" X 12'-0" WINDOW WINDOW 面 (S) (S) \* VACANT SPACE IN BLACK **Contact: Russell Gay** RUSSELL GAY AND ASSOCIATES 919-961-8725 rg@russellgay.com COMMERCIAL REAL ESTATE

### **SPRING FOREST PLACE**

## **2621 Spring Forest Road, Suites 101, 102 & 103**



#### **NOTES:**

- Total square footage of the 3 spaces for sale/lease is approximately 7008 SF.
- 1525 SF is leased to Professional Financial Services through Dec 31, 2019.
- Gross rent is \$2,271 Monthly / \$27,252 Yearly for Suite 103. Expenses (property taxes/ association dues) average \$3.00 psf for a NOI on Suite 103 of \$22,677.00.
- Suite 103 value is approximate \$283,000.
- The vacant space of approximately 5,483 SF can be subdivided.
- Three drive-in doors in the rear are closed off but can be opened.

• Total Property Taxes: \$10,545.00

• Total Association Dues: \$10,512.00



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