

For Sale

INVESTMENT | OFFICE PORTFOLIO

119 Wind Chime Ct, Raleigh, NC 27615



Portfolio Properties

119 Wind Chime Street, Raleigh, NC 27615

- › **Unit 1:** 2,934 SF
- › **Unit 4:** 1,180 SF - LEASED
- › Zoning: O&I-3:

Location Highlights

- › Prime North Raleigh location off Six Forks Rd between Lynn Rd and Strickland Rd
- › Traffic light at intersection of Wind Chime Ct & Six Forks Rd for easy ingress/egress

Financial Highlights

- › Sale price: \$525,000
- › 2016 taxes: \$3,631
- › Monthly association dues: \$370
- › Unit 4 tenant leasing at \$1475/month

Summary

- › This single-story office building contains 2 adjacent condominium units.
- › The property is located within the Windtree Office Condominium development on Wind Chime Court with signalized access to Six Forks Road in the flourishing North Raleigh area.
- › This portfolio is unique as it gives the buyer the flexibility to occupy part of their investment
- › Unit 1, a total of 2,934 square feet of office space, is available for occupancy while unit 4, 1,180 square feet of office/medical office is income-producing.
- › Unit 4 is leased to Autism learning Partners, a national tenant
- › This property offers buyers numerous hard-to-find features such as floor-to-ceiling glass and sinks/plumbing in several offices, and drive-up parking with first floor access.
- › The property can be occupied by many different types of tenants with varying requirements.

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Property Details

- Single story office condominium built in 1983
- Brick front exterior, wood frame construction
- Floor to ceiling windows in several offices
- End cap ample natural light
- Updated interior finishes include crown molding, chair rail, base board and painted walls

Parking

- 62 free surface spaces are available
- Ratio of 5.17/1,000 SF
- Numerous parking spaces in front of property entrances, wrapping around the building

Unit 1

- 2,934 SF
- Currently vacant - available for owner occupancy or additional investment
- Electricity: \$363.15/month



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Suite 4 Exterior Entrance



Suite 4 Office with Sink



Glass Line Along Face of Building

Unit 4

- › 1,180 SF
- › Currently leased
- › Tenant currently paying \$1475/month
- › Tenant is responsible for utilities (separate electric meters per unit) and janitorial

Tenant Details

- › Autism Learning Partners
- › National tenant, financially secure, with 19 years in business
- › Full service provider that specializes in the treatment of autism and other developmental disabilities by collaborating with doctors, therapists, schools and specialists.



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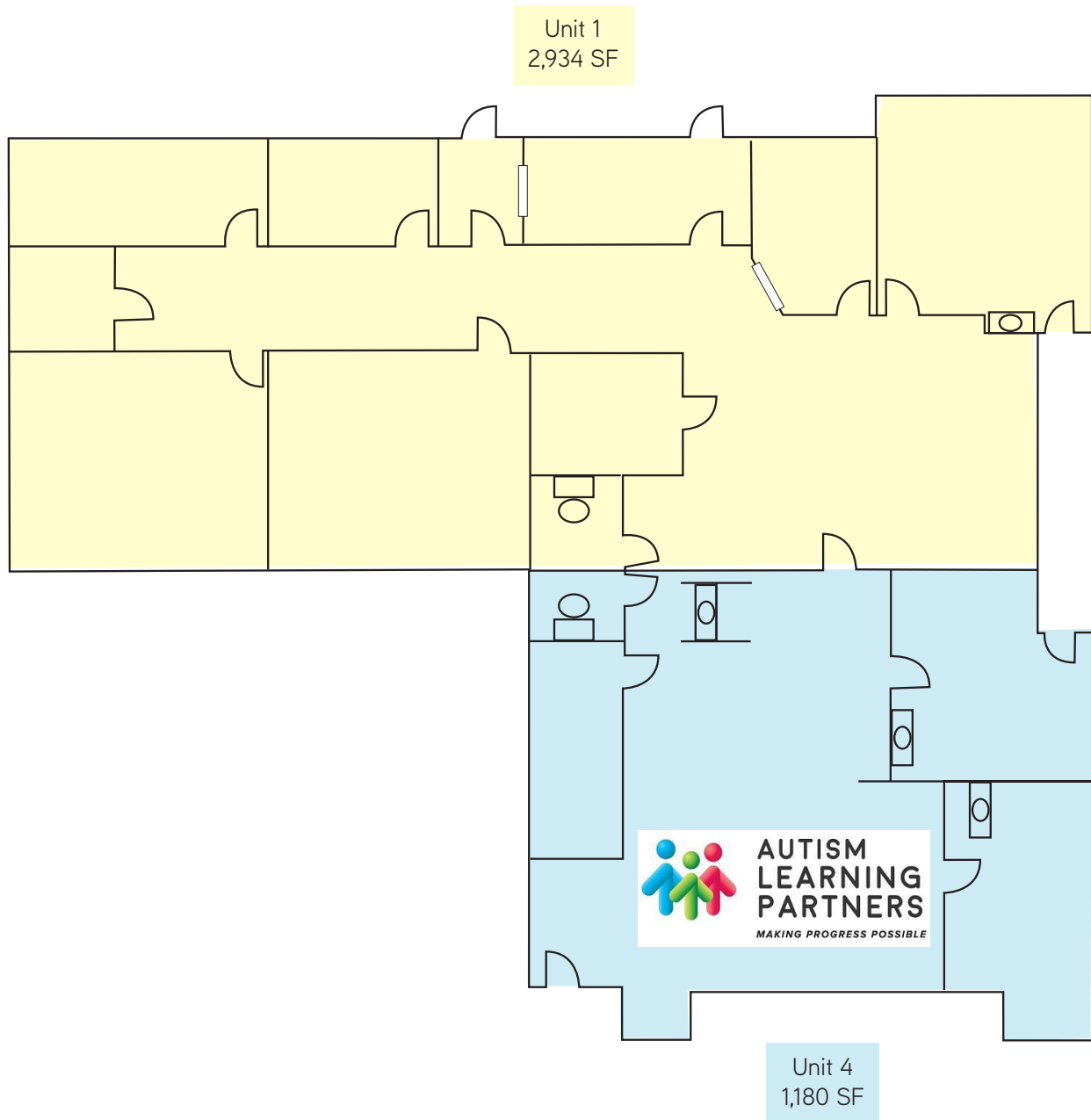
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Floor Plan



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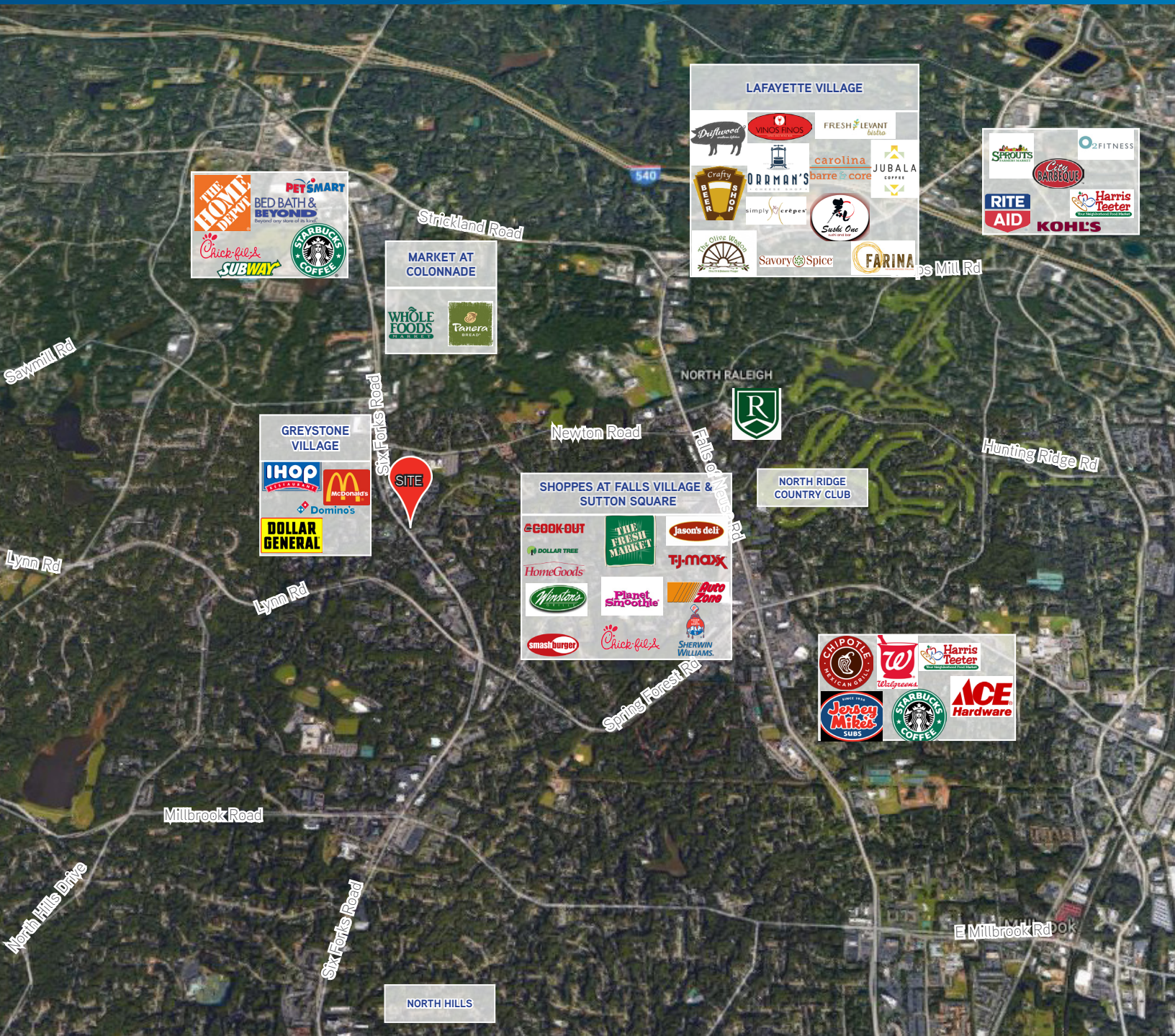
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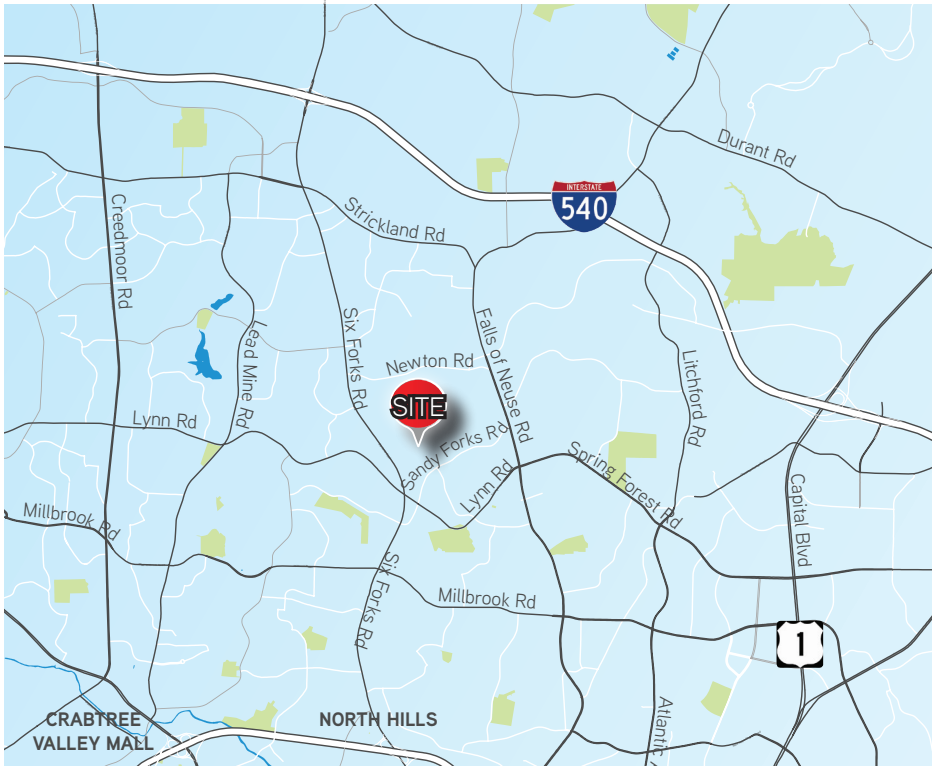
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Location and Demographics



DRIVE TIMES

- > 4 minutes from Colonade Center
- > 5 minutes from I-540
- > 5 minutes from North Hills
- > 5 minutes from I-440

TRAFFIC COUNT

- > Six Forks Road & Newton Road: 30,920 VPD
- > Six Forks Road & Mourning Dove Road: 33,160 VPD
- > Six Forks Road & Westbrook Drive: 27,410 VPD

2016 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	17,134	84,864	199,055
2010-2016 POPULATION GROWTH	0.91%	1.02%	1.28%
AVG. HOUSEHOLD INCOME	\$67,298	\$91,051	\$93,133
HOUSEHOLDS	7,909	38,347	86,326
MEDIAN AGE	36.1	40.2	37.8

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