



William White, Broker 919-621-1745



www.white@whiteoakcommercial.com



**WHITE
OAK**
COMMERCIAL

BUILDING FOR SALE OR LEASE

**610 W. PEACE ST
RALEIGH, NC 27605**

Parcel ID - 0059967

Mixed Neighborhood Use (NX-3-UG)

Lot Size - Approx. 0.12 Acres

+/- 1,690 SF Commercial Space

Ideal for Investors & Owner-Occupants

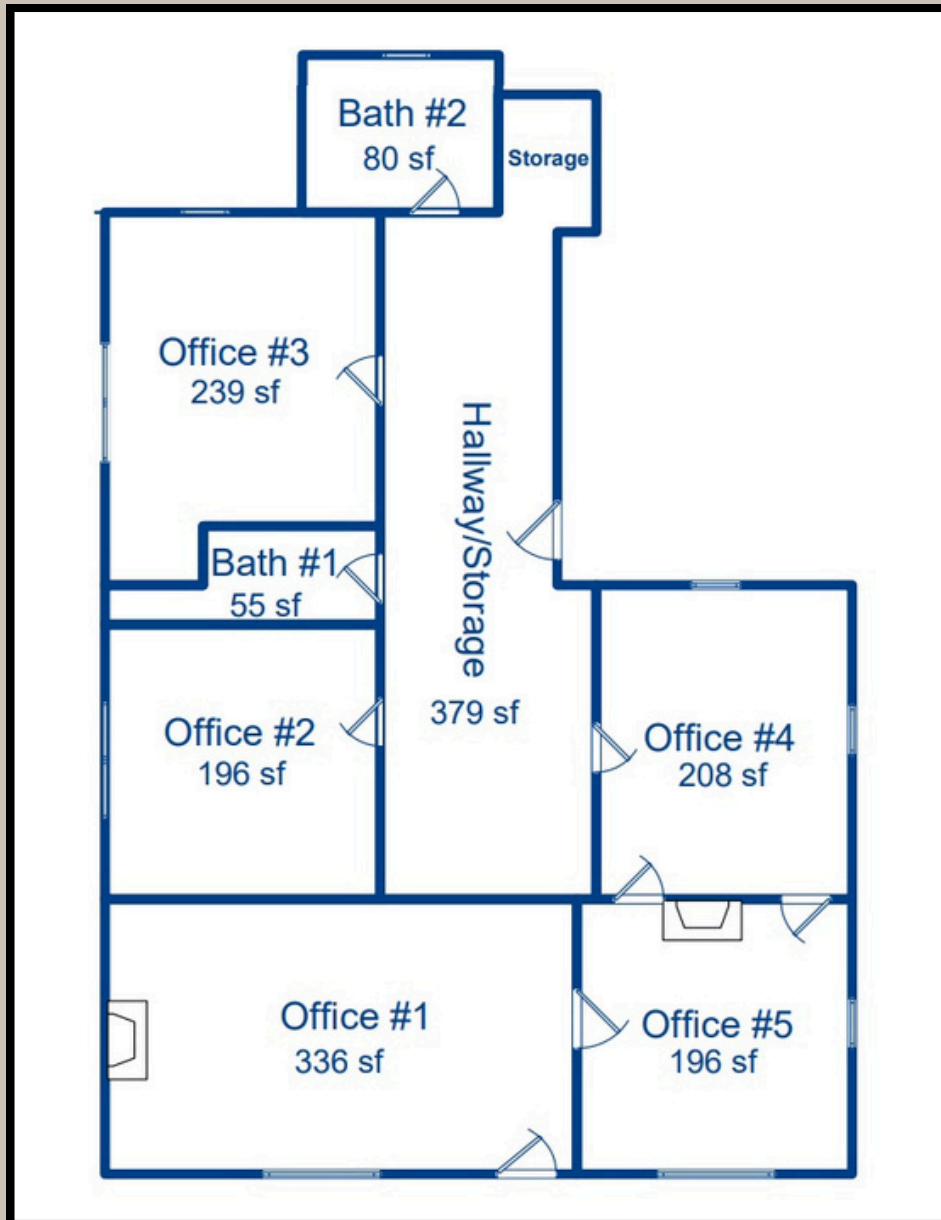
**FOR SALE: CALL FOR PRICING
FOR LEASE: \$30 PER SF, NNN**



Rare infill commercial opportunity on Raleigh's highly sought-after Peace Street corridor. This standalone building offers immediate occupancy potential with long-term redevelopment upside in one of the city's most active growth areas. Surrounded by significant residential and mixed-use investment, 610 W Peace Street provides investors and owner-users a unique opportunity to establish a presence in a premier urban location.

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Space Features

- Four private offices
- One large open reception or conference room
- 1.5 bathrooms
- Multiple storage closets
- Natural hardwood floors

Utility Providers:

- Duke Energy for electric
- City of Raleigh for water and sewer

Parking:

- Two dedicated spaces in front of the building
- Four dedicated spaces with wheelchair access behind the building

The information contained herein was obtained from sources believed reliable; however, White Oak Commercial, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



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FRONT ROOM



MIDDLE OFFICE



FRONT OFFICE



HALLWAY

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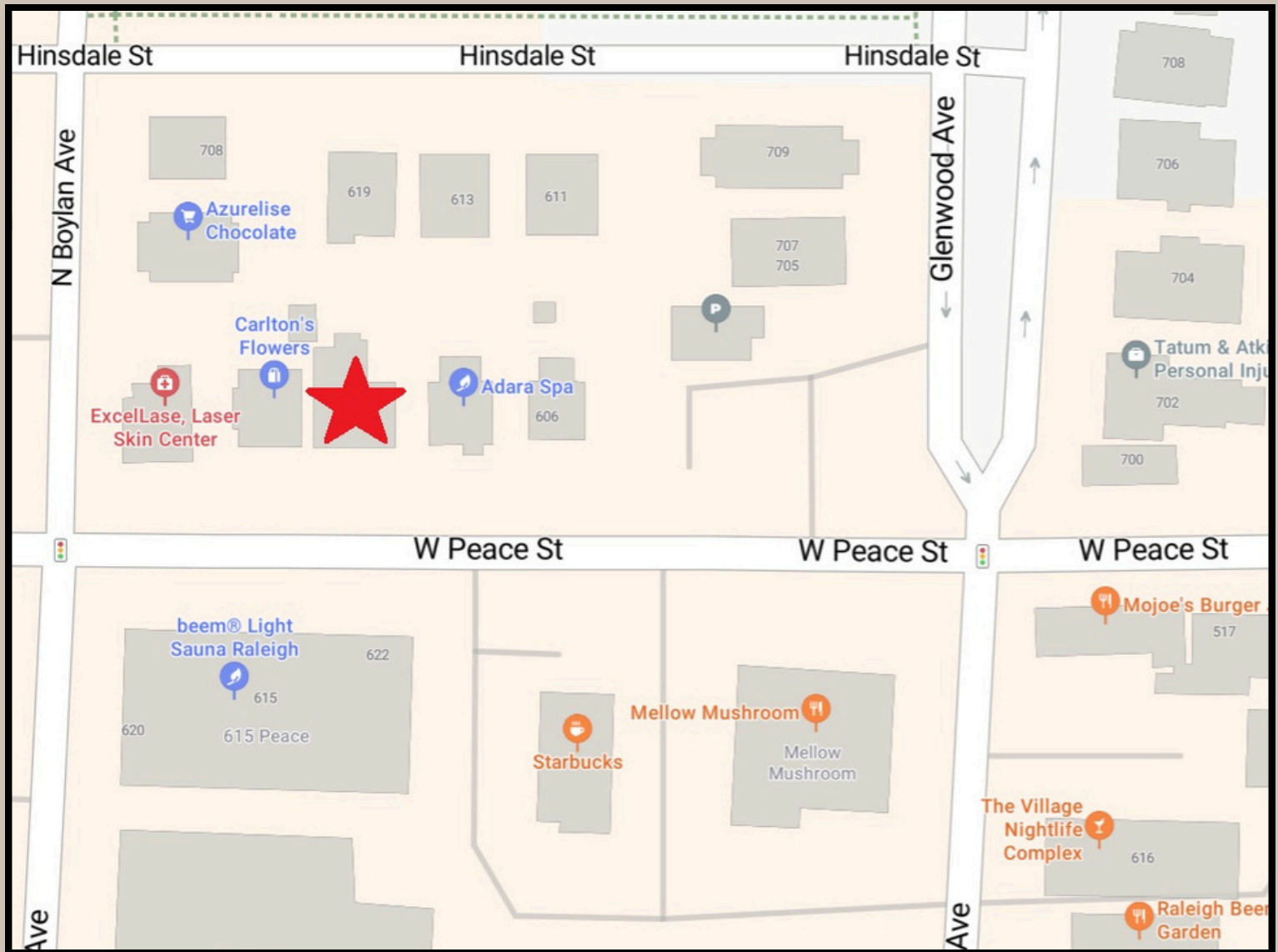


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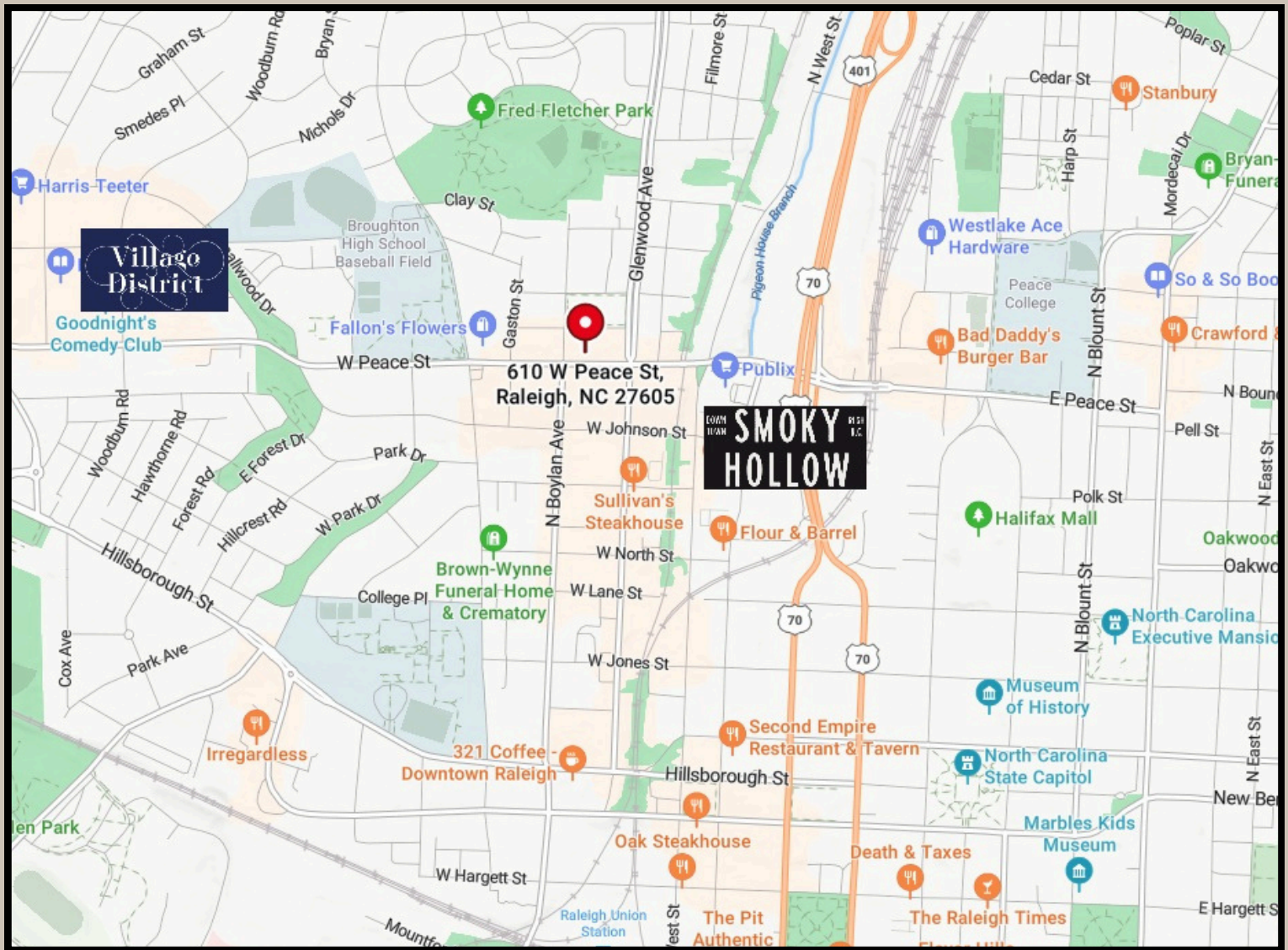


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