



**IMPROVED
PRICING!**



PRESENTED BY:



WHIT BRANNON

919.287.3219 | whit.brannon@svn.com

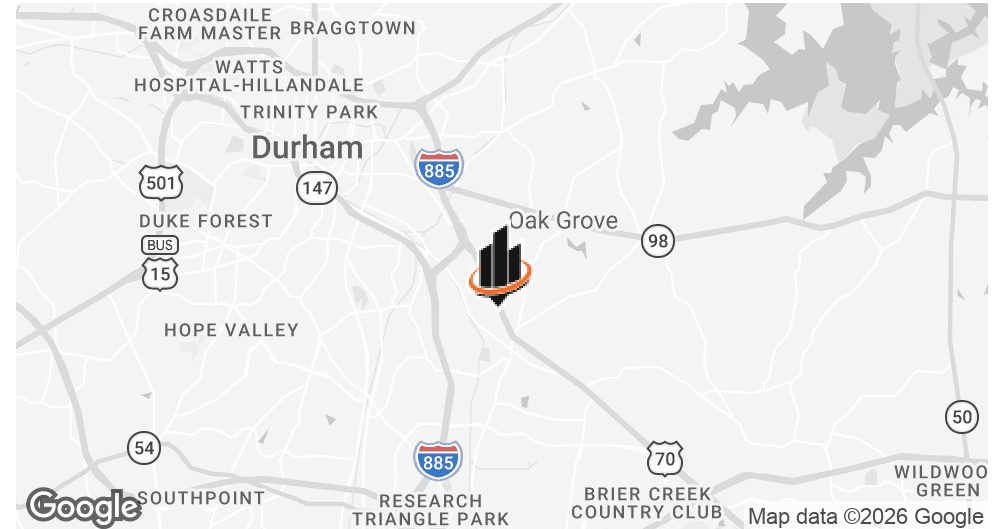
±22,998 SF AUTO SERVICE INVESTMENT
1426 & 1500 S. MIAMI BLVD
1408 MARLY DRIVE

DURHAM, NC 27703

PROPERTY SUMMARY

ASKING PRICE

\$5,225,000



OFFERING SUMMARY

TOTAL BLDG SIZE:	±22,998 SF
TOTAL ACREAGE:	±2.51 Acres
CURRENT ZONING:	CG / RS-20
PROPOSED FUTURE ZONING:	Commercial Heavy (CH)
TRAFFIC COUNTS:	±41,836 VPD
PARCEL ID:	245722 & 165078
NOI:	\$357,553
CAP RATE:	6.8%

WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

PROPERTY OVERVIEW

The offering includes 1426 S. Miami Boulevard, 1408 Marly Drive, and 1500 S. Miami Boulevard, totaling ±2.51 acres. **The property features two commercial buildings totaling ±22,998 SF, currently occupied by Moaven Automotive and Gerber Collision and Glass**, plus a ±0.20-acre fenced parking lot. Near-term lease expirations offer flexibility for an owner-user or value-add potential through lease renewals.

PROPERTY HIGHLIGHTS

- Buyer has the opportunity to do lease renewals with current tenants (contact broker for info)
- Built in 1986, the buildings were renovated in 2011 and include a waiting area with private offices, garage/shop space, and 11 roll-up doors
- Gas-pack heat or oil can be used by both tenants
- Direct access to US 70 with close proximity to I-85/I-885, connecting to downtown Durham and RTP
- The front half of the property is currently zoned CG - upon adoption of the new Land Development Code (LDC), the entire property is proposed to be rezoned CH

PROPERTY OUTLINE



WHIT BRANNON

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whit.brannon@svn.com

1426 & 1500 S. MIAMI BLVD, 1408 MARLY DRIVE | Durham, NC 27703

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BUILDING 1 OVERVIEW

BUILDING SIZE:	±12,953 SF
YEAR BUILT:	1986
RENOVATED:	2010/2011
ZONING:	CG(D) & RS-20
PARCEL ID:	234198
TENANT:	Moaven Automotive & Gerber
CURRENT USE:	Automotive Sales & Service Shop
FOUNDATION:	Slab
MASONRY:	Split-Face Concrete Blocks
ROOF TYPE:	Standing Seam Metal
EXTERIOR SURFACE TYPE:	Asphalt & Concrete
INTERIOR FLOORING:	Tile & Concrete
LIGHTING:	Fluorescent
ROLL UP DOORS:	6
CURRENT LEASE TYPE:	NNN
CURRENT LEASE ENDS:	4/15/28 & 8/27/28 (Gerber Portion)
RENEWAL OPTION:	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±41,836 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- Access to gas-pack heat or oil
- **±0.2-acre fenced parking lot at 1500 S. Miami Blvd conveys and is currently part of the Moaven lease**

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BUILDING 1 OVERVIEW



WHIT BRANNON
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whit.brannon@svn.com

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BUILDING 1 OVERVIEW



WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

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BUILDING 2 OVERVIEW

BUILDING SIZE:	±10,044 SF
YEAR BUILT:	1986
RENOVATED:	2010/2011
ZONING:	CG(D) & RS-20
PARCEL ID:	165078
TENANT:	Gerber Collision & Glass
CURRENT USE:	Glass Repair & Body Shop w/ Paint Booth
FOUNDATION:	Slab
MASONRY:	Split-Face Concrete Blocks
ROOF TYPE:	Standing Seam Metal
EXTERIOR SURFACE TYPE:	Asphalt & Concrete
INTERIOR FLOORING:	Tile & Concrete
LIGHTING:	Fluorescent
ROLL UP DOORS:	5
CURRENT LEASE TYPE:	NNN (Landlord responsible for HVAC)
CURRENT LEASE ENDS:	8/27/28
RENEWAL OPTION:	None



- Building includes a waiting area with offices and garage/shop space
- Well-maintained property, with site improvements including landscaping, lighting, paved parking areas, and driveways
- Street access via S. Miami Blvd (±41,836 VPD) and Marly Drive
- Major renovation completed in 2011
- Renovations included new roofs (not joists), bathrooms, plumbing, electrical, and more
- HVAC units replaced in 2021
- Access to gas-pack heat or oil

WHIT BRANNON

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whit.brannon@svn.com

BUILDING 2 OVERVIEW



WHIT BRANNON
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whit.brannon@svn.com

1426 & 1500 S. MIAMI BLVD, 1408 MARLY DRIVE | Durham, NC 27703

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AREA OVERVIEW (SOUTH TOWARDS RTP)



WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

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AREA OVERVIEW (NORTH TOWARDS DOWNTOWN DURHAM)



WHIT BRANNON

O: 919.287.3219

whit.brannon@svn.com

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3333 Durham-Chapel Hill Blvd, Suite C | Durham, NC 27707