

## PERMITTED OFFICE CONDOMINIUM SITE FOR SALE

# HERITAGE PARK WEST

3121 Rogers Road, Wake Forest, NC 27587



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,800,000
<b>AVAILABLE SF:</b>	32,748 Permitted
<b>LOT SIZE:</b>	0.21 Acres
<b>BUILDING SIZE:</b>	32,748 SF
<b>ZONING:</b>	Highway Business

### PROPERTY OVERVIEW

Permitted, 32,748 SF Office Condominium Site for Sale with Builder/Declarant Rights.

Purchase Price Reduced to \$1,800,000 !

Estimated Association Dues: \$1.18 / SF annually.

Fully entitled, last office pad site for sale in the Heritage Professional Park West Association in Wake Forest.

Permitted thru April 30, 2023, for a 32,748 SF three-story building with existing elevator shaft and concrete pad.

Sale Package will include: Builder/Declarant rights, full shell building plans, permits, and 57% ownership in the development.

Completed construction work to convey: Concrete slab, three story elevator shaft, elevator tank installation, underground stormwater retention system, footers, imbedded anchor bolts, masonry foundations, underground electrical service conduit (empty) and rough grading work. Under slab PVC piping with stub-ins.

Video at <http://bit.ly/HeritageParkWest>

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## **BUILDING SPECIFICATIONS PER CURRENT SHELL PLANS**

- Roof: EPDM- Mule hide with 15-year warranty.
- 30-year Weather Wood shingles.
- Insulation: Attic- R-38. Exterior walls- R-19. One hour fire rated walls/ceilings.
- Windows: Champaign Aluminum frames, Low E tinted windows.
- Fiber optic and cable to the building electrical room.
- Elevator: Thyssenkrupp rated for 2,500 lbs.
- Current parking ratio: 3.3 spaces per 1,000 SF.
- Association is professionally managed.
- Dues \$1.18 / SF annually (estimated).

## **NC DEPARTMENT OF TRANSPORTATION PLANS**

NC DOT has proposed plans for future Rogers Road improvements. Improvements may include grading, paving, widening, drainage, culvert structure, retaining wall, and traffic signal work.

## **LIVE, WORK, AND PLAY IN WAKE FOREST NC**

Situated less than 10 miles north of Raleigh, Wake Forest is a prime location for anyone wishing to enjoy a quality way of life with all the benefits of city living.

The community offers quick, easy access to the Triangle's first-class universities, the Research Triangle Park, Atlantic Coast Conference athletics, professional sporting events, and world-renowned golfing events.

In addition, the beach is just over two hours away, while the mountains are a three to four-hour drive, so you are never very far from North Carolina's most popular vacation destinations.

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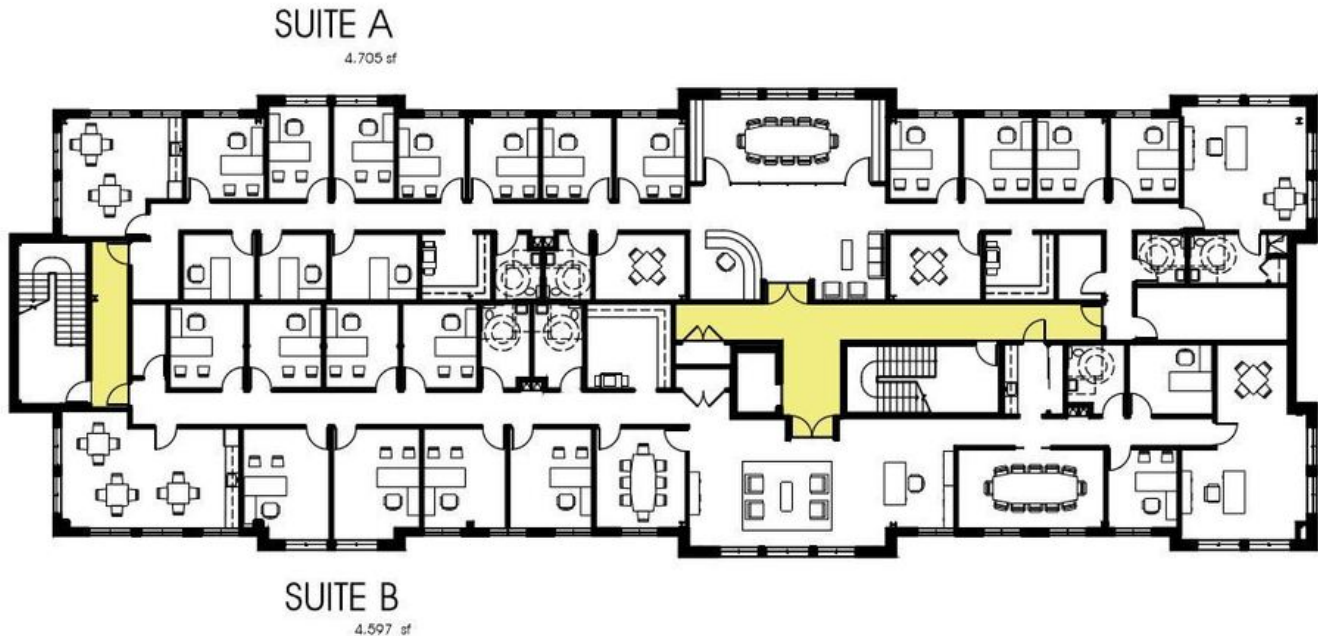
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## SAMPLE LAYOUT

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