

FOR SALE

105 S BLOODWORTH STREET | Raleigh, NC 27601



# 105 S BLOODWORTH STREET

Raleigh, NC 27601

<b>PROPERTY TYPE</b>	Office
<b>BUILDING SIZE</b>	3,672 SF
<b>PRICE</b>	Contact Broker
<b>YEAR BUILT</b>	1900
<b>ZONING</b>	OX-3-DE
<b>LOT SIZE</b>	0.15 acres
<b>FLOORS</b>	2
<b>PARKING</b>	6 Paved Spaces + Area Street Parking

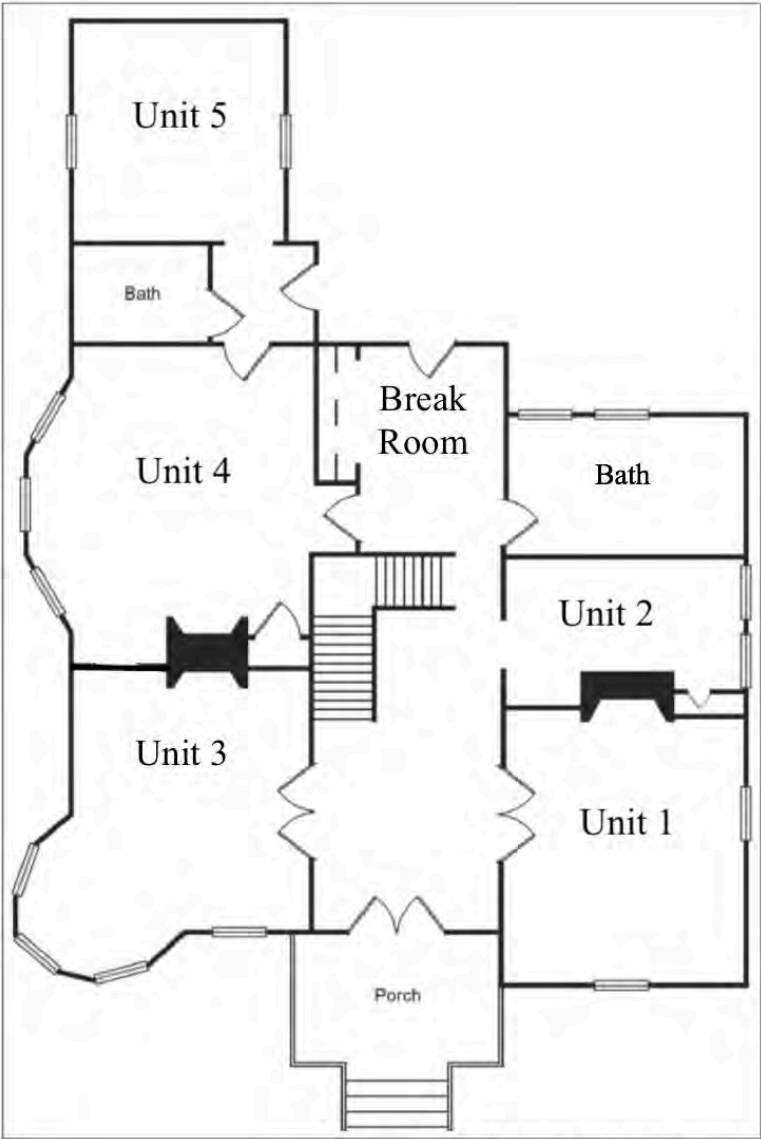


**BRET MULLER**  
919.523.4200  
bmuller@capitalassociates.com

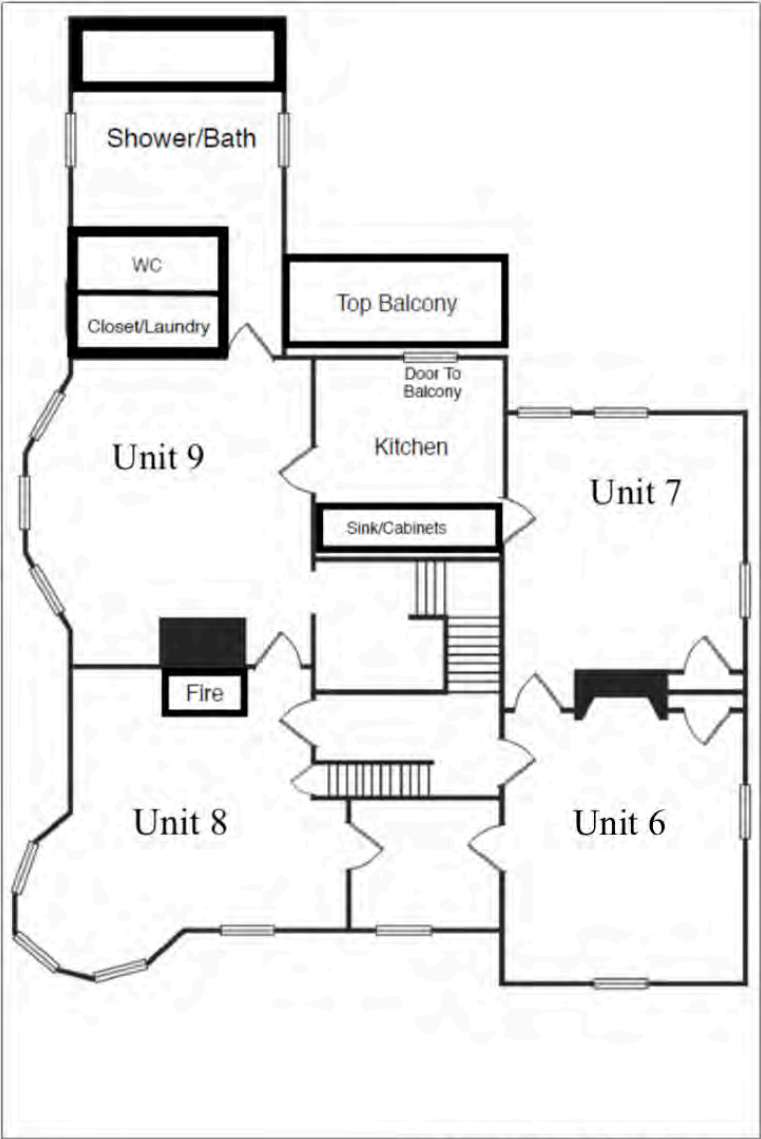
**WES JOHNSON**  
919.422.4853  
wjohnson@capitalassociates.com



# Floor Plan



FIRST FLOOR LAYOUT



SECOND FLOOR LAYOUT

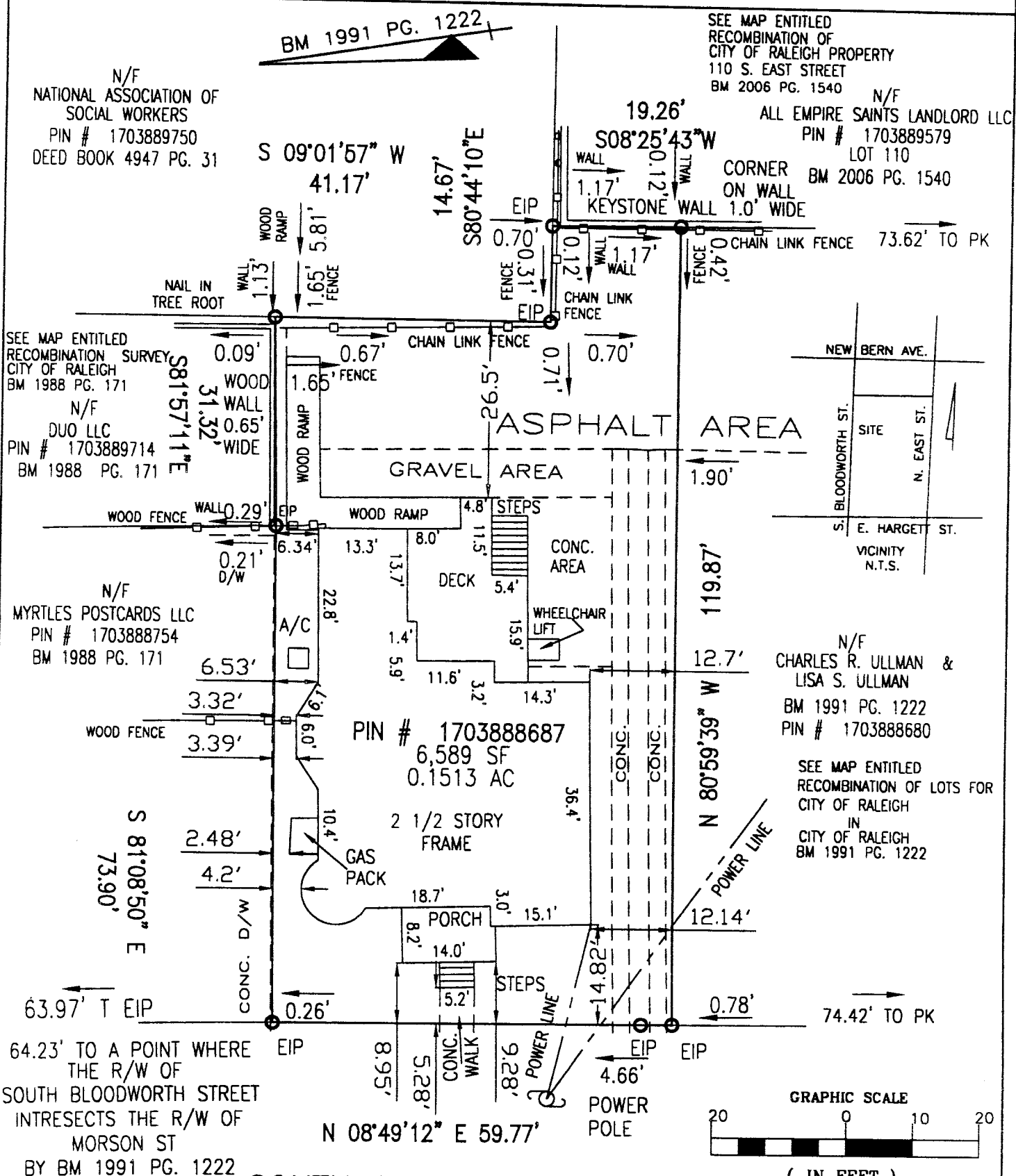
\*Actual 2nd floor plan differs slightly



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SUBJECT PROPERTY IS  IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170300J ZONE X



N/F  
NATIONAL ASSOCIATION OF SOCIAL WORKERS  
PIN # 1703889750  
DEED BOOK 4947 PG. 31

SEE MAP ENTITLED RECOMBINATION SURVEY CITY OF RALEIGH BM 1988 PG. 171  
N/F  
DUO LLC  
PIN # 1703889714  
BM 1988 PG. 171

N/F  
MYRTLES POSTCARDS LLC  
PIN # 1703888754  
BM 1988 PG. 171

SEE MAP ENTITLED RECOMBINATION OF CITY OF RALEIGH PROPERTY 110 S. EAST STREET BM 2006 PG. 1540  
N/F  
ALL EMPIRE SAINTS LANDLORD LLC  
PIN # 1703889579  
LOT 110  
BM 2006 PG. 1540

N/F  
CHARLES R. ULLMAN & LISA S. ULLMAN  
BM 1991 PG. 1222  
PIN # 1703888680

SEE MAP ENTITLED RECOMBINATION OF LOTS FOR CITY OF RALEIGH IN CITY OF RALEIGH BM 1991 PG. 1222

64.23' TO A POINT WHERE THE R/W OF SOUTH BLOODWORTH STREET INTERSECTS THE R/W OF MORSON ST BY BM 1991 PG. 1222

N 08°49'12" E 59.77'

**SOUTH BLOODWORTH STREET**

66' R/W

FIELD CLOSURE 1:32,544

SEE MAP ENTITLED RECOMBINATION OF LOTS FOR CITY OF RALEIGH IN CITY OF RALEIGH LOT \_\_\_\_\_ BLOCK \_\_\_\_\_  
PIN # 1703888687  
DB 15592 PG. 165

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS

LEGEND  
EIP EXISTING IRON PIPE MH MANHOLE  
NIP NEW IRON PIPE PP POWER POLE  
MON MONUMENT R/W RIGHT OF WAY  
PK PARKER KALON NAIL C/L CENTER LINE  
C.B. CATCH BASIN FES FLARED END SECTION  
NOT FOR RECORDING, INFORMATION FOUND

RECORDED IN BOOK OF MAPS 1991 VOL. \_\_\_\_\_ PAGE 1222 WAKE COUNTY, N.C.

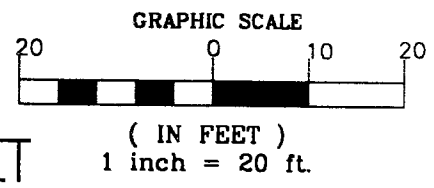
I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

PROPERTY OF PHARAOH PROPERTIES LLC & MARK C. SAAD  
105 SOUTH BLOODWORTH STREET  
RALEIGH WAKE CO., NC

JOHN Y. PHELPS, JR.  
PROFESSIONAL LAND SURVEYOR  
SEAL L-1319

SCALE 1"=20'  
DATE 09/10/20  
1451 & 1012 84565

**JOHN Y. PHELPS, JR.**  
PROFESSIONAL LAND SURVEYOR  
5110 BUR OAK CIRCLE  
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658



# 105 S BLOODWORTH STREET

Raleigh, NC 27601

## PROPERTY HIGHLIGHTS

105 S Bloodworth St is a 3,672 SF, two-story office building in downtown Raleigh. Some of its highlights include:

- ADA lift at back deck
- 12' ceilings downstairs, 9' upstairs
- Multiple operable gas log fire places as well as wood-burning fireplaces (current owner has not used wood-burning)
- 9 offices/suites total; 4 currently rented month-to-month
- Slate roof
- 6 paved parking spaces in back, as well as area street parking
- Full kitchen upstairs
- Upstairs full/master bath
- Previously located on Peace College's campus; moved to current location in the 1970s
- Walk-up attic

## LOCATION

The building is conveniently located in downtown Raleigh, just a block from Moore Square. It is surrounded by restaurants, businesses, and residential communities, yet maintains the charm of historic Raleigh home.

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