



INFORMATION MEMORANDUM

CHURCH PROPERTY FOR SALE / SALE-LEASEBACK

9,568+/- Total Sq. Ft. on 4.5+/- Acres
Fuquay-Varina, Wake County, North Carolina



OFFERING OVERVIEW

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Great Neck Realty Co. is pleased to offer a unique opportunity to purchase a beautiful, classically designed church building nestled on approx. 4.5 acres in rapidly growing Wake County, NC. This truly remarkable opportunity offers endless possibilities for religious organizations, community groups, or creative visionaries seeking a unique venue to bring their aspirations to life. The building consists of a large sanctuary with cathedral ceilings, stained glass windows, balcony and the nave, with seating for approx. one hundred parishioners. In addition, the building includes various offices, classrooms, kitchen & dining areas, as well as community meeting spaces.

Located within a short drive to downtown Fuquay-Varina, this religious facility can continue to be used for religious purposes or utilized for its various open spaces, classrooms, offices and fellowship areas.

OFFERING HIGHLIGHTS:

- Building has abundant & flexible space situated on expansive lot.
- Convenient location within proximity to Downtown Fuquay-Varina.
- Versatility galore with potential for use as community center, educational facility, or community hub.
- All offers will be considered, including sale-leaseback or debt refinance to allow existing congregation the opportunity to continue to utilize the property.

PROPERTY DESCRIPTION

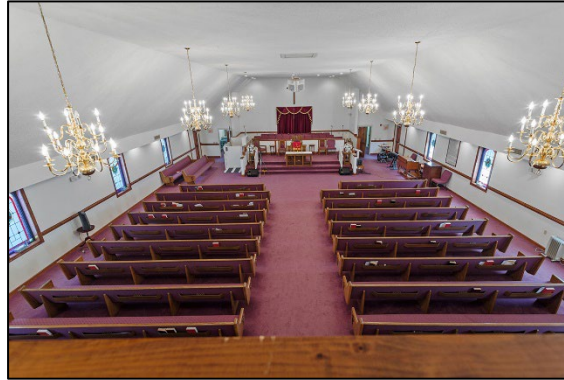
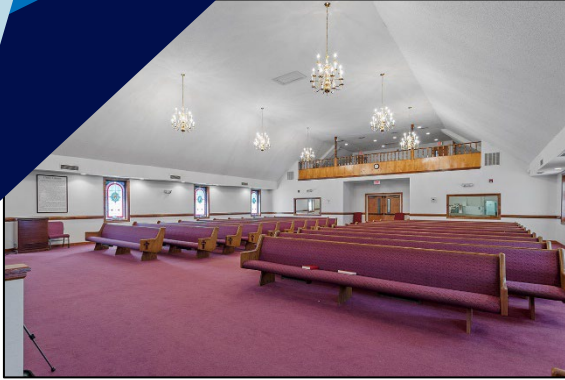


Property Improvements Description	
Address:	1305 S. Main Street Fuquay-Varina, NC 27526
County:	Wake County
Wake County PIN:	0656803149
Type:	Fee-owned freestanding specialty property
Building Size:	9,568+/- sq. ft. Incl. 1,042+/- sq. ft. balcony
Land Size:	4.5+/- acres
# Stories:	1-story with balcony
Year Built:	2001
Parking:	Surface parking is located adjacent to the building
HVAC:	Central
Construction:	Brick and frame

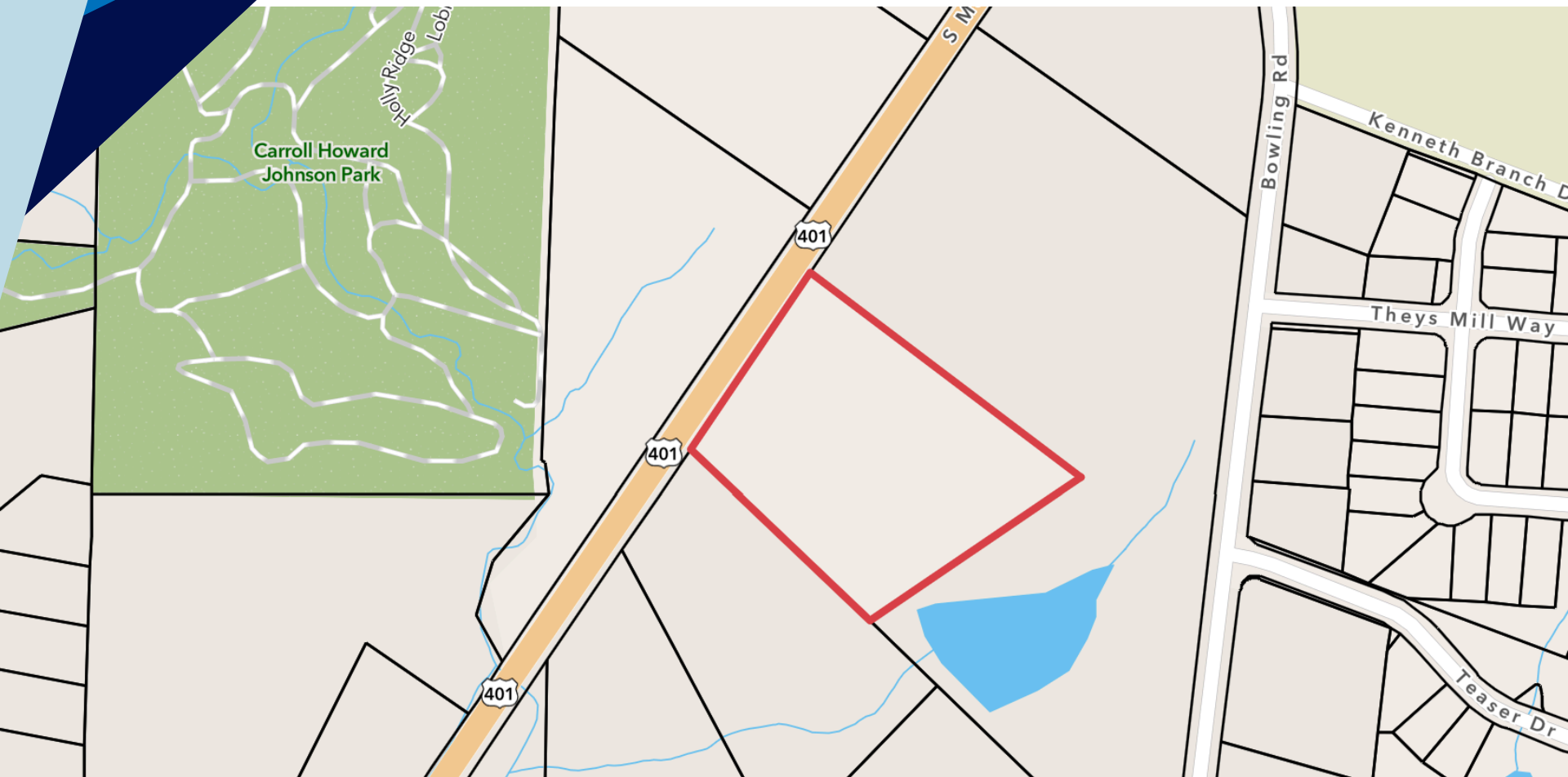
EXTERIOR PHOTOS



INTERIOR PHOTOS



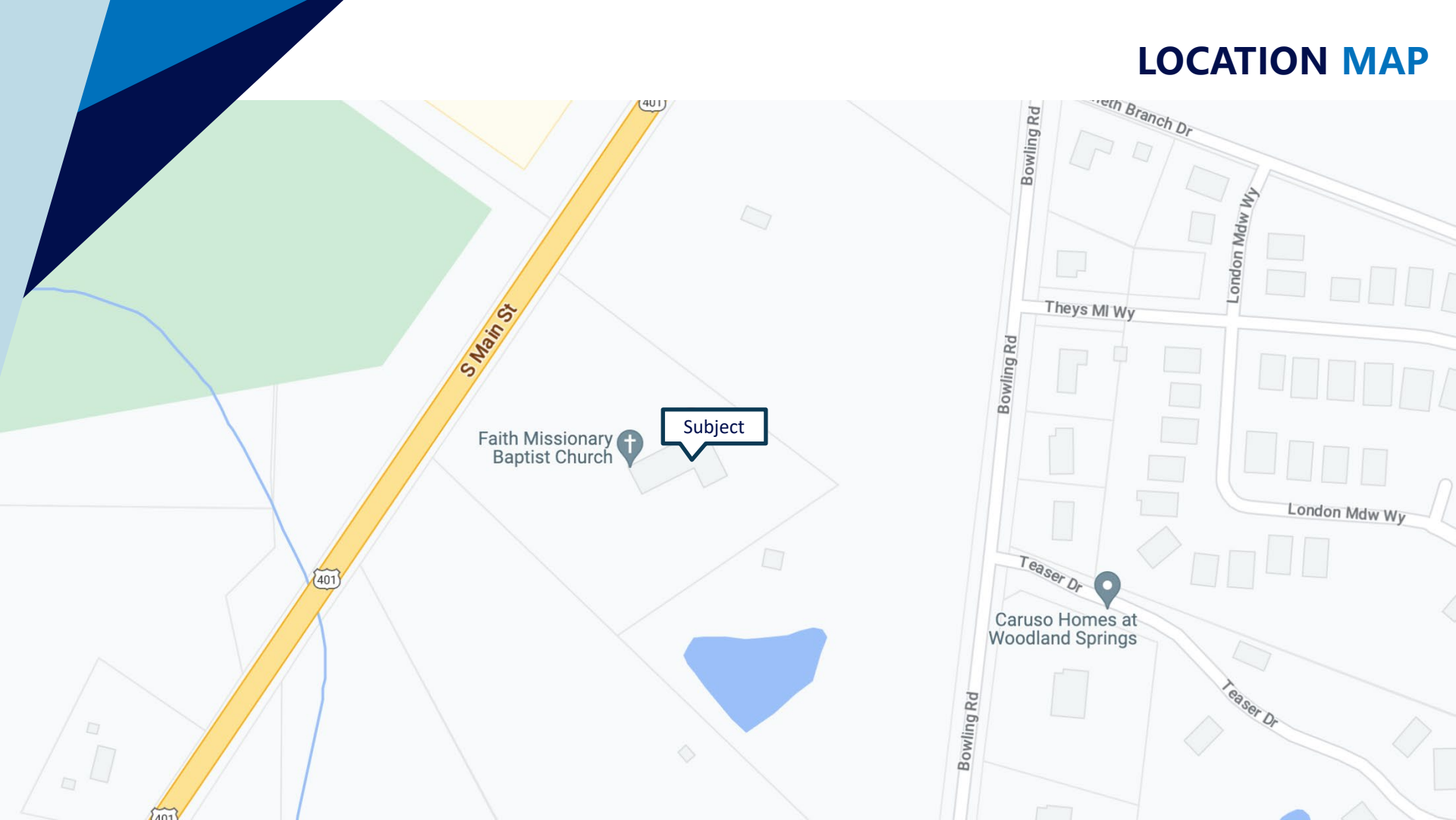
TAX MAP



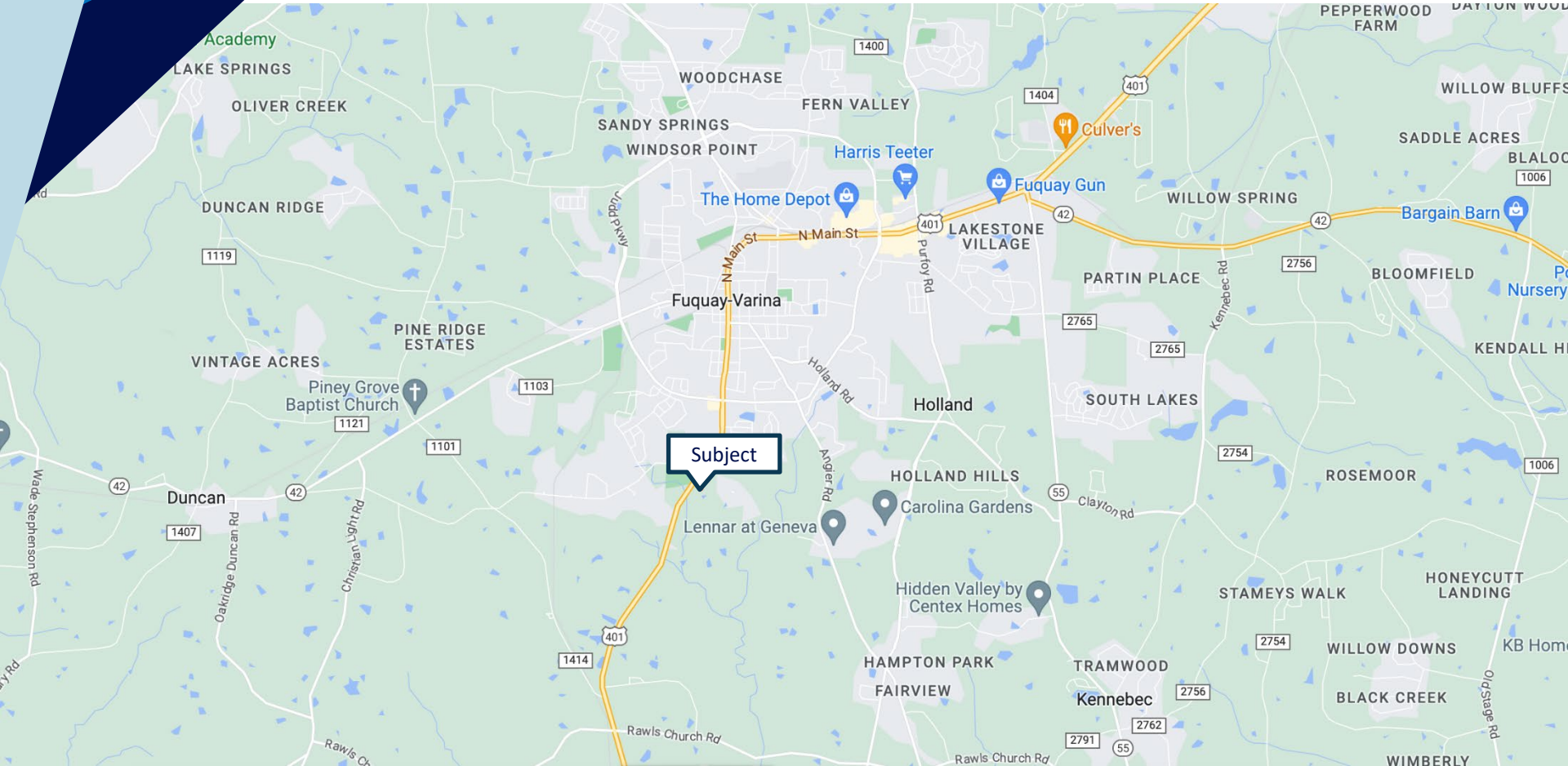
BUILDING SKETCH



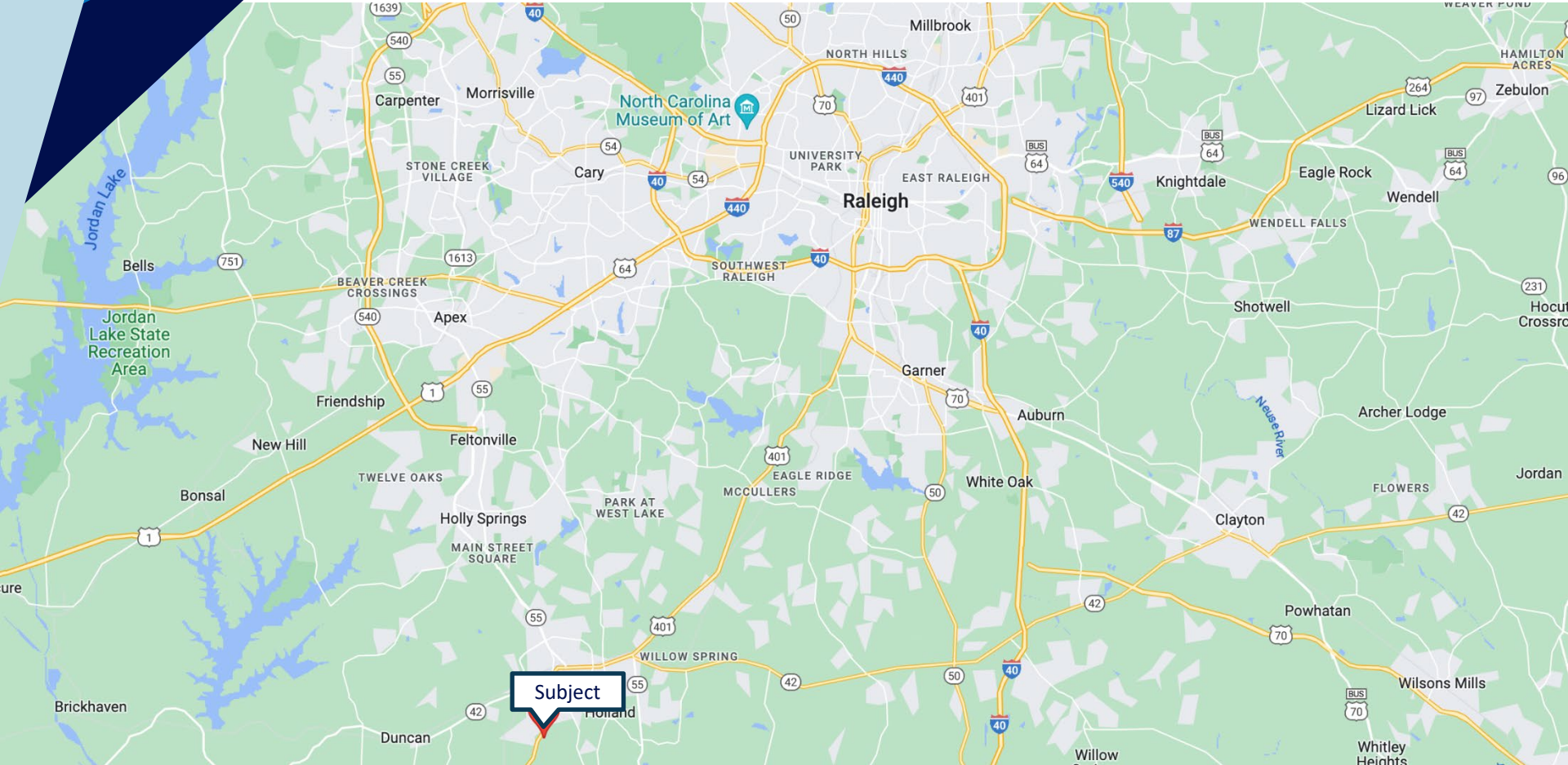
LOCATION MAP



LOCATION MAP



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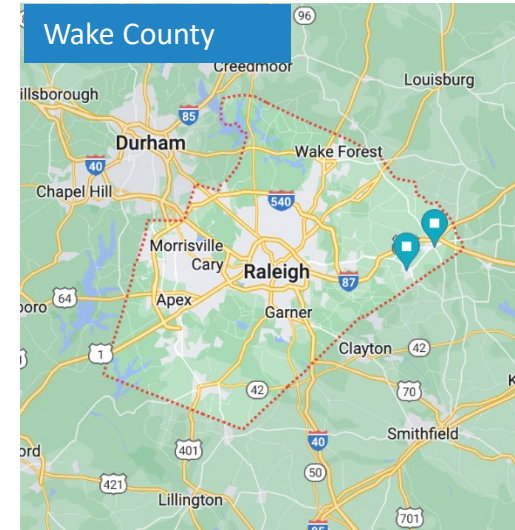




WAKE COUNTY MARKET OVERVIEW

Overview:

Wake County is the largest and most populous county in the Research Triangle region of North Carolina, and is home to Raleigh, North Carolina's state capital. This dynamic region is home to a wide range of businesses, including Fortune 500 giants and thousands of small and mid-sized companies in the life science and technology industries. As one of the nation's fastest-growing regions, Wake County offers the ideal blend of cost, comfort and culture, plus thousands of diverse jobs. Wake County is home to more than one million people and 13 different communities spread across 850 square miles.



Market Info:

Market:	Raleigh/Durham
Submarket:	Southern Wake County
County:	Wake County

DISCLAIMER

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