

# FOR SALE or LEASE

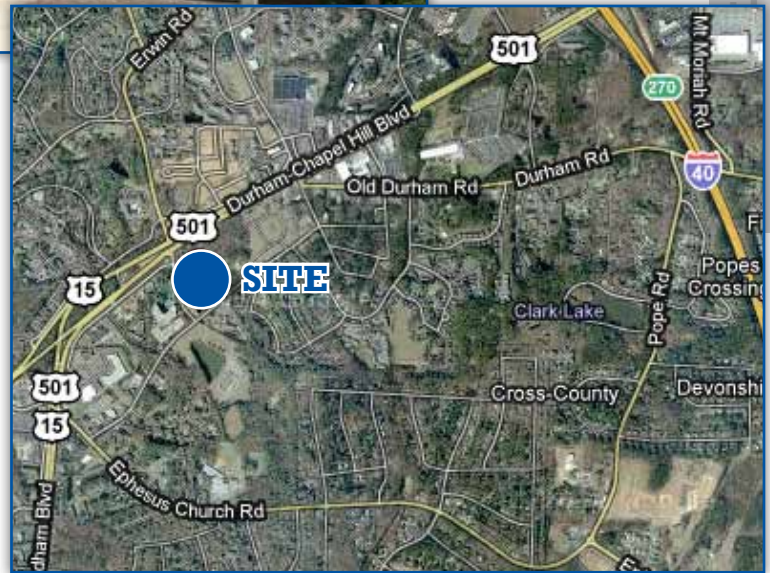
## Chapel Hill office condo

1717 Legion Road, Chapel Hill, NC 27517



**2,586 SF**  
**FOR SALE: \$465,480**  
**FOR LEASE: \$17.50/psf**  
**plus utilities and janitorial**

- **Great location for office, educational facility or personal services**
- **Three offices, four large conference/work room/open areas, full kitchen and 2 bathrooms**
- **Zoned CC (Community Commercial)**



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**SPRITZER**  
COMMERCIAL PROPERTIES

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All information herein was secured from sources we presumed to be reliable. However, we do not guarantee its accuracy, and all information is subject to verification.

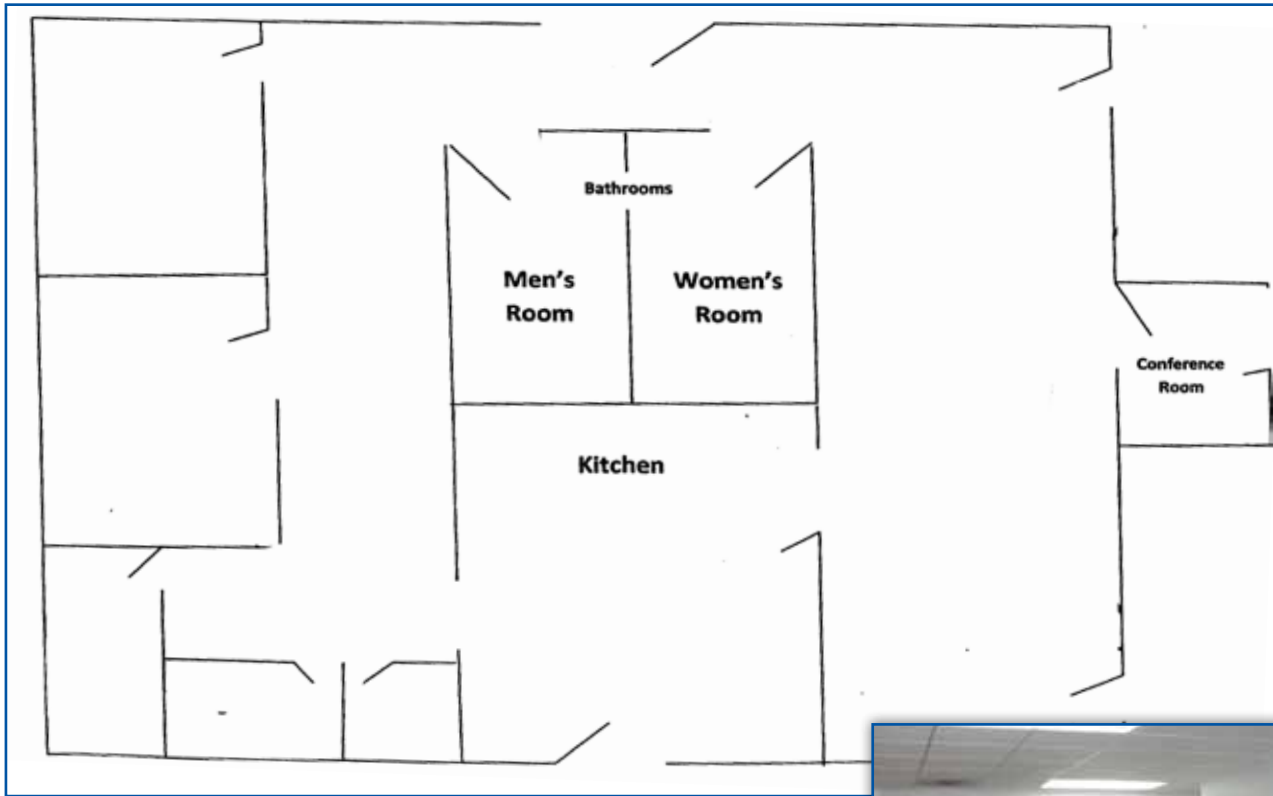
OFFICE

LAND

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OFFICE

LAND

RETAIL