

OFFICE BUILDING FOR SALE

6000 Ramsey St

Fayetteville, NC 28311



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



PROPERTY OVERVIEW

Sale Price:	\$1,599,000
Lot Size:	1.8 Acres
Year Built:	2006
Building Size:	6,048 SF
Zoning:	OI
Number of Units:	5
Price / SF:	\$264.38
Market:	Fayetteville

property description

This 6,000 SF Class A medical office building offers a turnkey healthcare environment with a functional design tailored for high-volume patient care. Constructed in 2006 and meticulously maintained, the property comprises two distinct suites: Suite 1 includes 16 exam rooms, two X-ray rooms, four restrooms, multiple private offices, a reception area, a waiting room, and a staff breakroom — ideal for a full-service medical practice. Suite 2 features an open 380 SF area currently used as a physical therapy gym, along with its own dedicated restroom, allowing flexibility for ancillary services or subleasing opportunities. The property is situated on two parcels: the developed parcel includes the medical building with 46 parking spaces, while the adjacent 0.89-acre parcel offers expansion or redevelopment potential. Zoned Office & Institution, this site supports a broad range of healthcare and professional uses. Call listing brokers Neil Grant at 910-818-3252 or Susan Evans at 919-920-2140 to discuss tenant details. There is currently a year-to-year lease in place from the local hospital group.

6000 Ramsey St
FAYETTEVILLE, NC 28311

PROPERTY DETAILS & HIGHLIGHTS

Property Type	Great Investment Opportunity
Property Subtype	Office Building
APN	0530-87-3665/0530-87-5538
Building Size	6,048 SF
Lot Size	1.8 Acres
Building Class	B
Year Built	2006
Number of Floors	1
Sale Price	\$ 1,599,000

This 6,000 SF Class A medical office building offers a turnkey healthcare environment with a functional design tailored for high-volume patient care. Constructed in 2006 and meticulously maintained, the property comprises two distinct suites: Suite 1 includes 16 exam rooms, two X-ray rooms, four restrooms, multiple private offices, a reception area, a waiting room, and a staff breakroom — ideal for a full-service medical practice. Suite 2 features an open 380 SF area currently used as a physical therapy gym, along with its own dedicated restroom, allowing flexibility for ancillary services or subleasing opportunities. The property is situated on two parcels: the developed parcel includes the medical building with 46 parking spaces, while the adjacent 0.89-acre parcel offers expansion or redevelopment potential. Zoned Office & Institution, this site supports a broad range of healthcare and professional uses. Call listing brokers Neil Grant at 910-818-3252 or Susan Evans at 919-920-2140 to discuss tenant details. There is currently a year-to-year lease in place from the local hospital group.



- 6,000 SF Class A medical office building
- Suite 1: 16 exam rooms + 2 X-ray rooms
- Suite 2: Open PT area + 1 restroom
- 46 parking spaces included
- Additional 0.89-acre vacant parcel
- Daily traffic count: 33,506 vehicles
- CURRENTLY HAS A YEAR TO YEAR LEASE IN PLACE FROM THE LOCAL HOSPITAL GROUP

for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

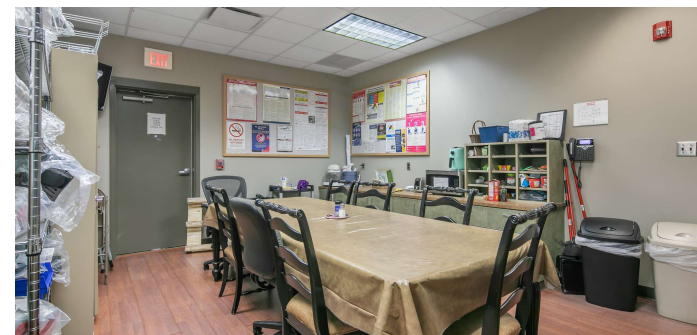
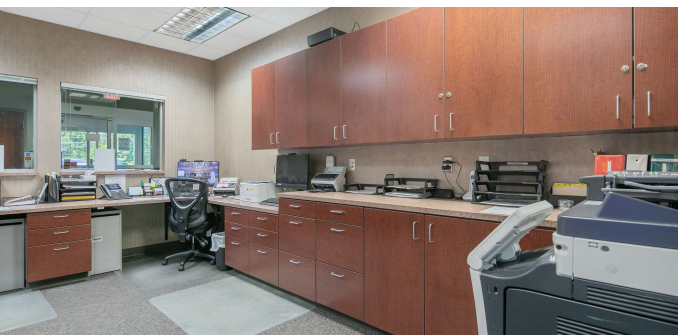
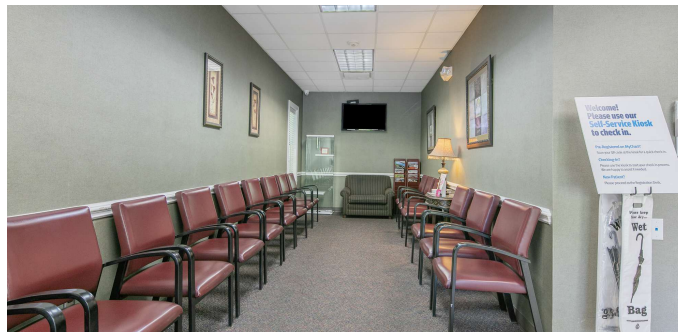
neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

6000 Ramsey St
FAYETTEVILLE, NC 28311

ADDITIONAL PHOTOS



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com

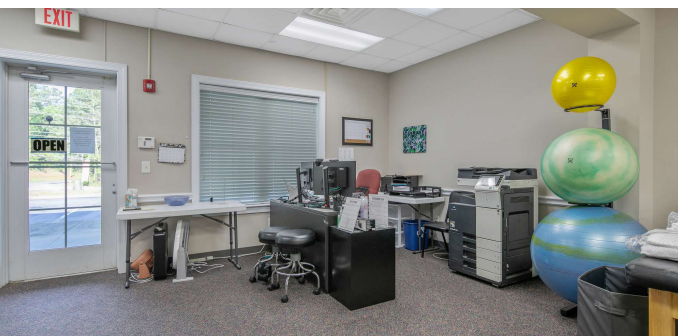
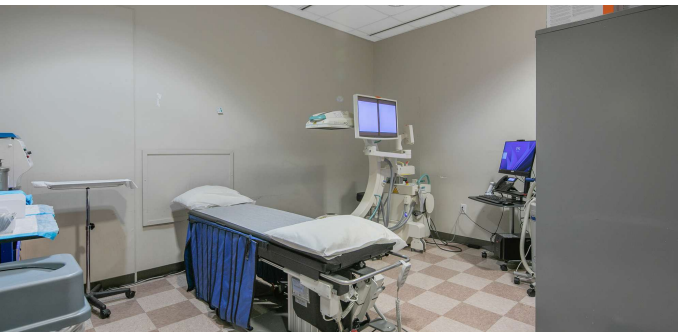
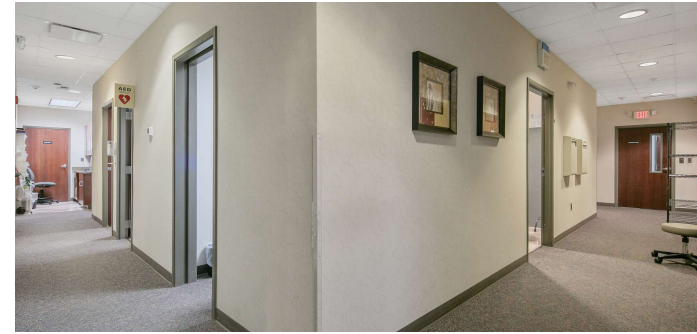
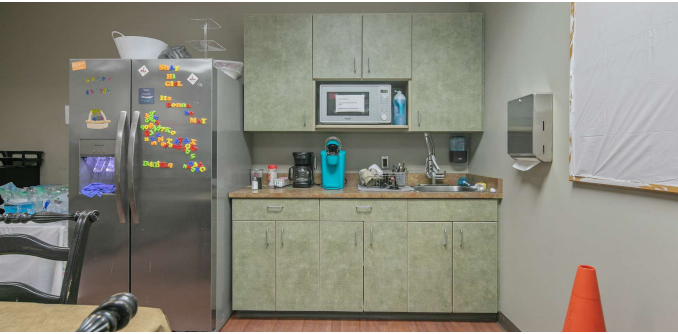


Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

6000 Ramsey St
FAYETTEVILLE, NC 28311

ADDITIONAL PHOTOS



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

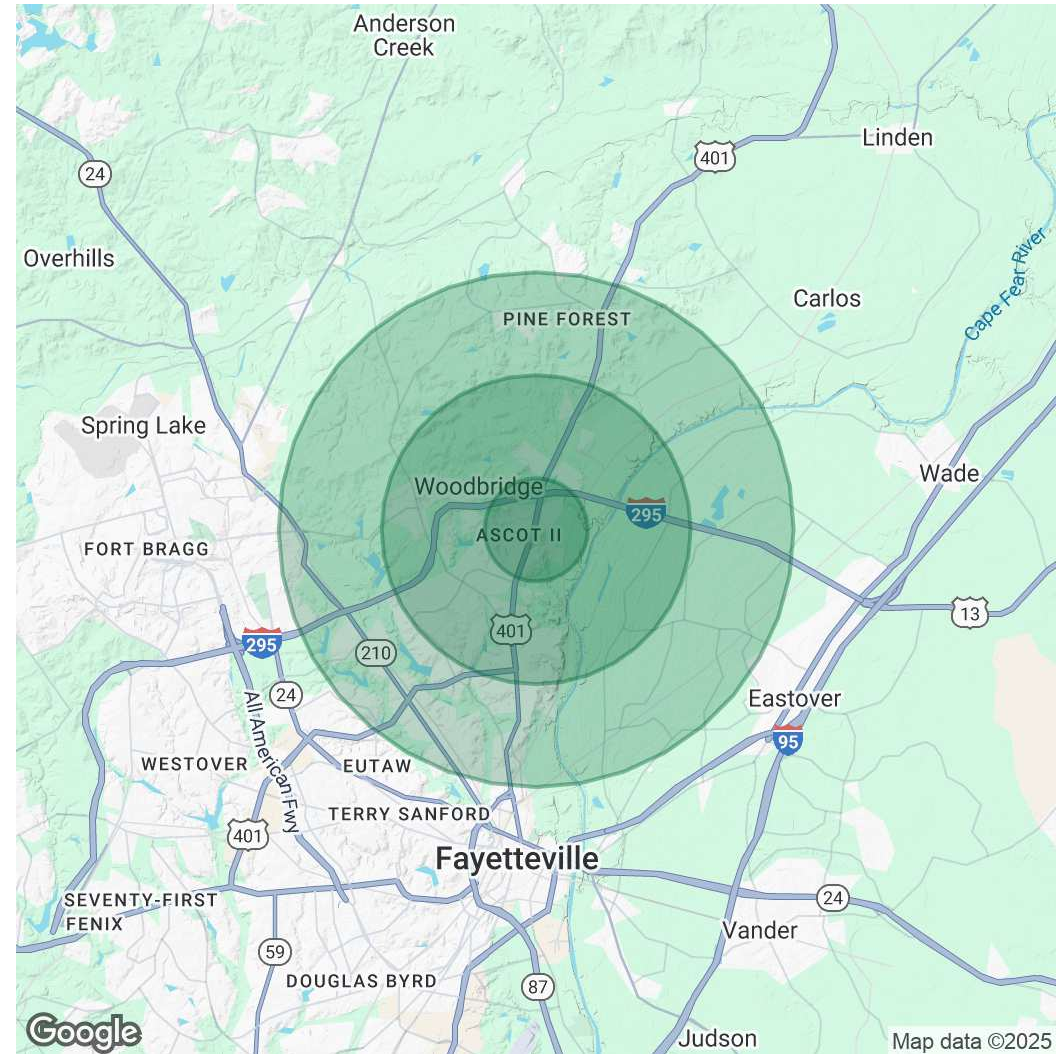
6000 Ramsey St
FAYETTEVILLE, NC 28311

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,560	30,232	52,039
Average Age	36	38	39
Average Age (Male)	35	37	37
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,957	12,602	21,444
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$82,446	\$84,974	\$73,741
Average House Value	\$256,252	\$233,854	\$215,038

Demographics data derived from AlphaMap



for more information

SUSAN EVANS

Broker

O: 910.829.1617 x208

C: 919.920.2140

susan@grantmurrayre.com

NEIL GRANT

Principal / Broker

O: 910.829.1617 x206

C: 910.818.3252

neil@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com