

CENTURY 21[®]

Triangle Group

SALE

1107 ERWIN - DUNN
1107 Erwin Road
Dunn, NC
28334

- Turnkey investment in Dunn's medical corridor, steps from Betsy Johnson Harnett Health Hospital.
- Two buildings plus two outbuildings on 1.92 acres, zoned Office & Institutional.
- Brand new 3-year lease through June 2029 with renewal options. Current rent \$4,500/month with 3% annual escalations.
- Tenant operates Adult Day Care and Family Care Home — stable, need-driven uses.
- Tenant pays all utilities plus some maintenance, keeping operating costs lean. Immediate cash flow from day one.

PURCHASE PRICE:
\$599,000

Land Size: 1.92 Acres
Property Size: 5,962 Sq. Ft.

Contacts:

919-230-1525 **910-890-0353**

MICHELLE WAITE
License: 357092
remichellewaite@gmail.com

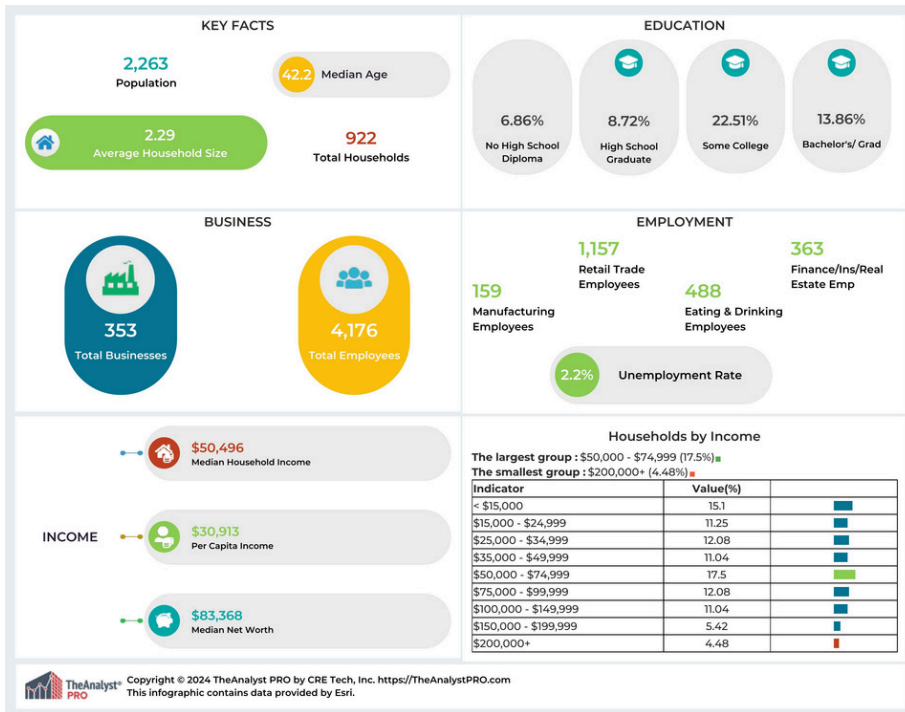
MJ BARTLETT
License: 239352
mjbartlett.realtor@gmail.com





CENTURY 21.

Triangle Group



Contacts:

919-230-1525

910-890-0353

MICHELLE WAITE

MJ BARTLETT

License: 357092

License: 239352

remichellewaite@gmail.com

mjbartlett.realtor@gmail.com