

**FOR SALE: 231 13th Ave. Place NW. Hickory NC
Medical/ Office Bldg in Prime Viewmont District**



Phone: 828/381-8863 Donna Adams

email: dadams@acrescarolina.com



Adams Commercial Real Estate Services, LLC is exclusively offering NW Professional Park Building for sale. This building is an investment income opportunity located in the Prime Viewmont Shopping, Medical, & Office District. The building is 11,065 SF : 2 levels with 7 Suites. The anchor tenant is a well-established Dental practice that has just completed a total renovation in their space. All tenants are under an active lease agreement. The building leases are structured as a gross lease with the tenant responsible for their communications and cleaning.

The property is a 3.85 acre parcel which provides an opportunity for expansion. The Seller has plans that identify 2 additional buildings to create the Park. The building is in excellent condition due to the owners continuing to reinvest capital into upgrading and maintaining the property.

A Value Add Investment Opportunity!

Sales Price : \$1,200,000