

FOR SALE: +/- 6,600 SF OFFICE BLDG ON 1.97 ACRES

115 NORTH BOULEVARD

CLINTON, NC | SAMPSON COUNTY



421

NORTH BOULEVARD



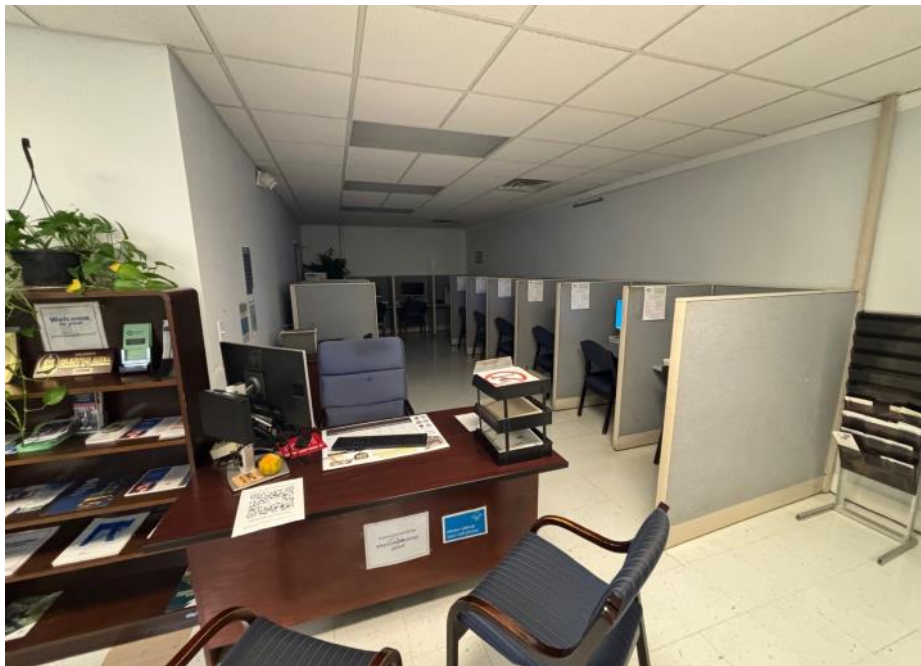
SUMMARY

115 North Boulevard | Clinton, NC 28405 | Sampson County

Home to the NC Works Career Center under the NC state government, this 6,600 SF office building is located on approximately 1.97 acres on North Boulevard, just off US Highway 421 in northwestern Clinton, NC. NC Works has occupied the building since it was constructed (approximately 2000), and the current lease extends through June 30, 2027. The tenant has a 7-year renewal option. Please inquire to agent regarding specific lease details.

EXISTING LEASE DETAILS	
TERM	5 Years (July, 2022—June 30, 2027)
LEASE RATE	\$92,790 Annually
SALE PRICE	\$995,000
OPTIONS	1 additional lease option for 7-year period at an annual lease rate of \$98,976.00/year.
LEASE DETAILS	Landlord pays property taxes, property insurance, building repairs, and lawn maintenance. Tenant pays their own utilities and janitorial services.
NOI	Approximately \$76,000

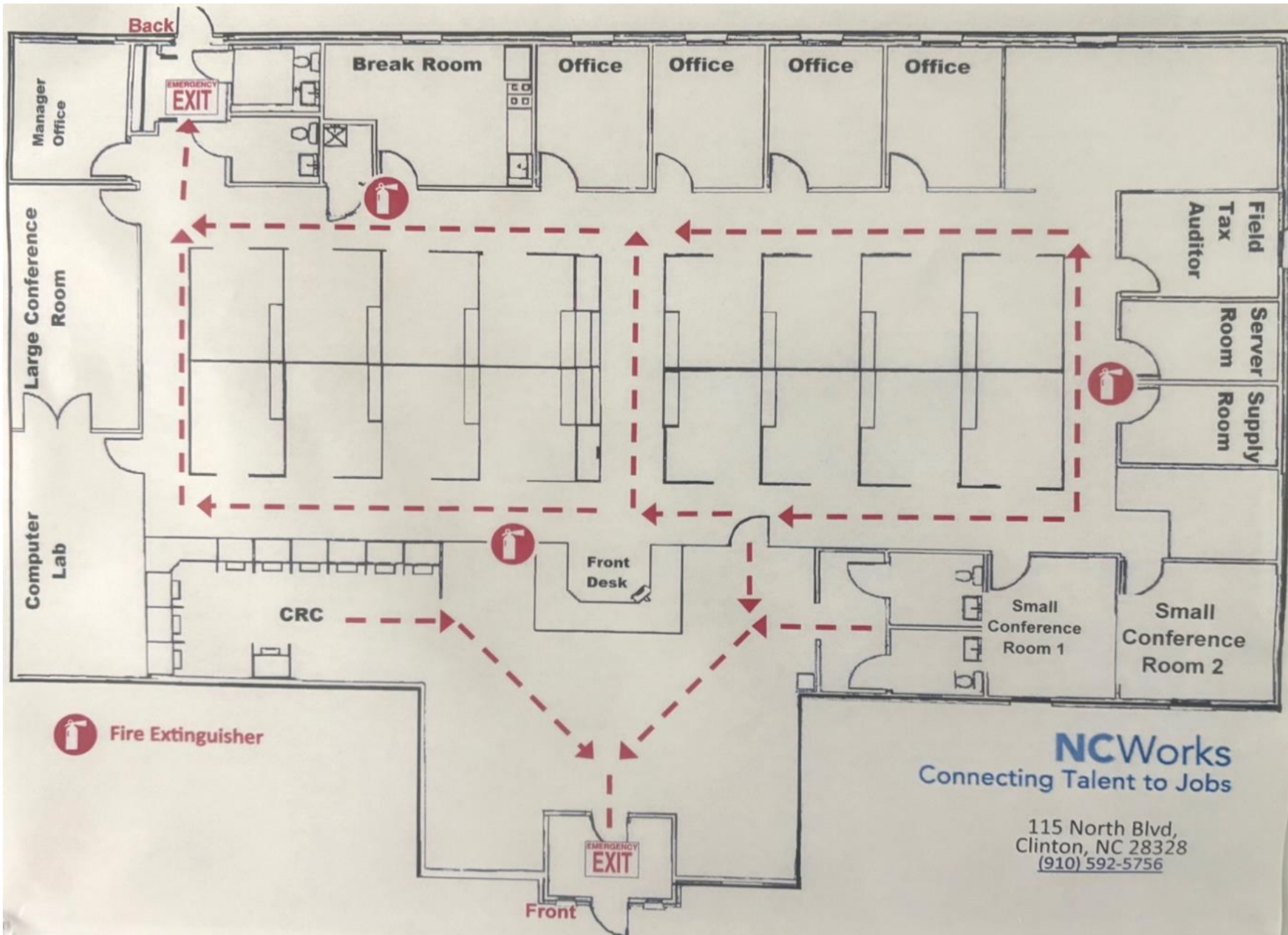
PHOTOS



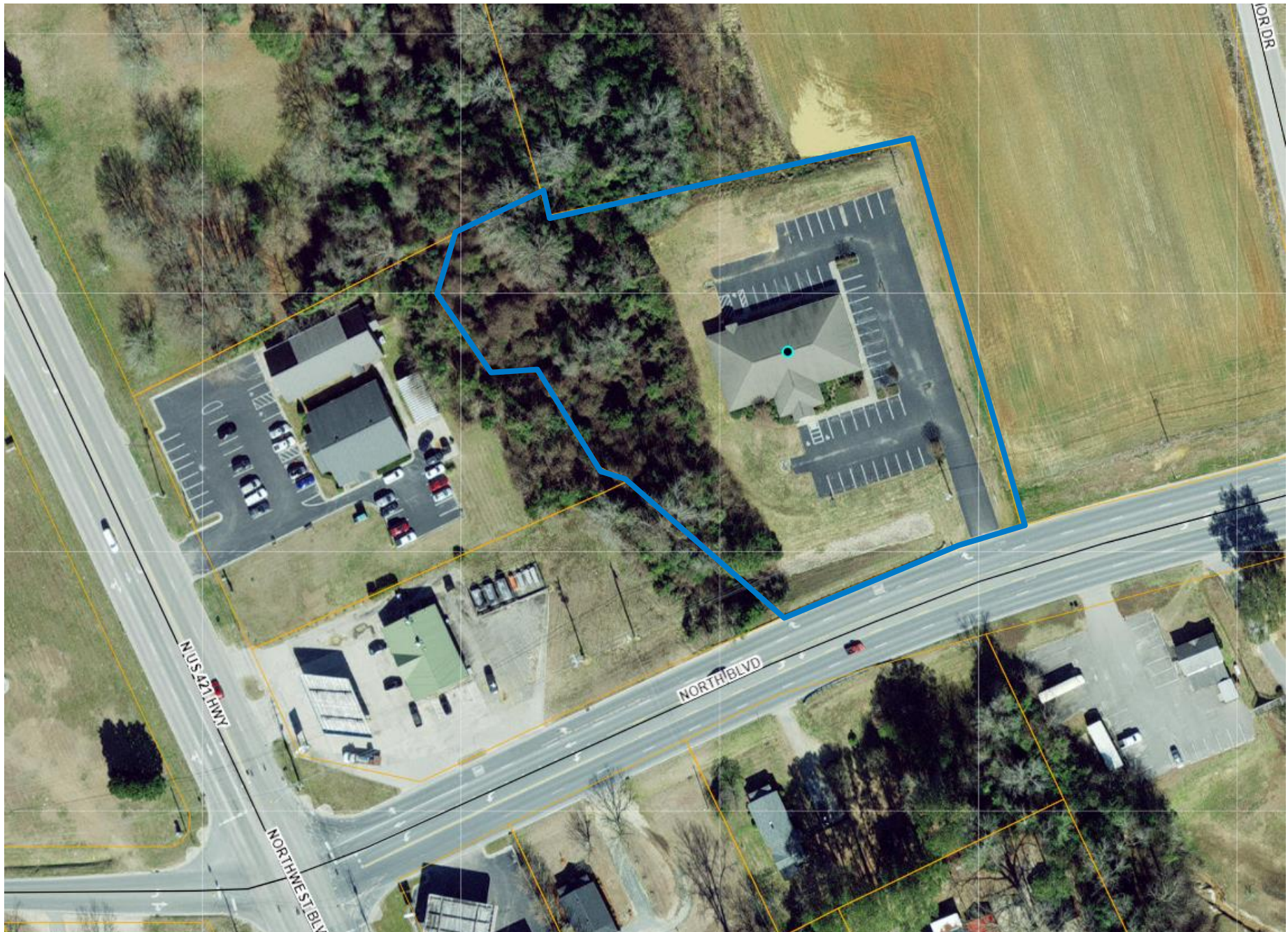
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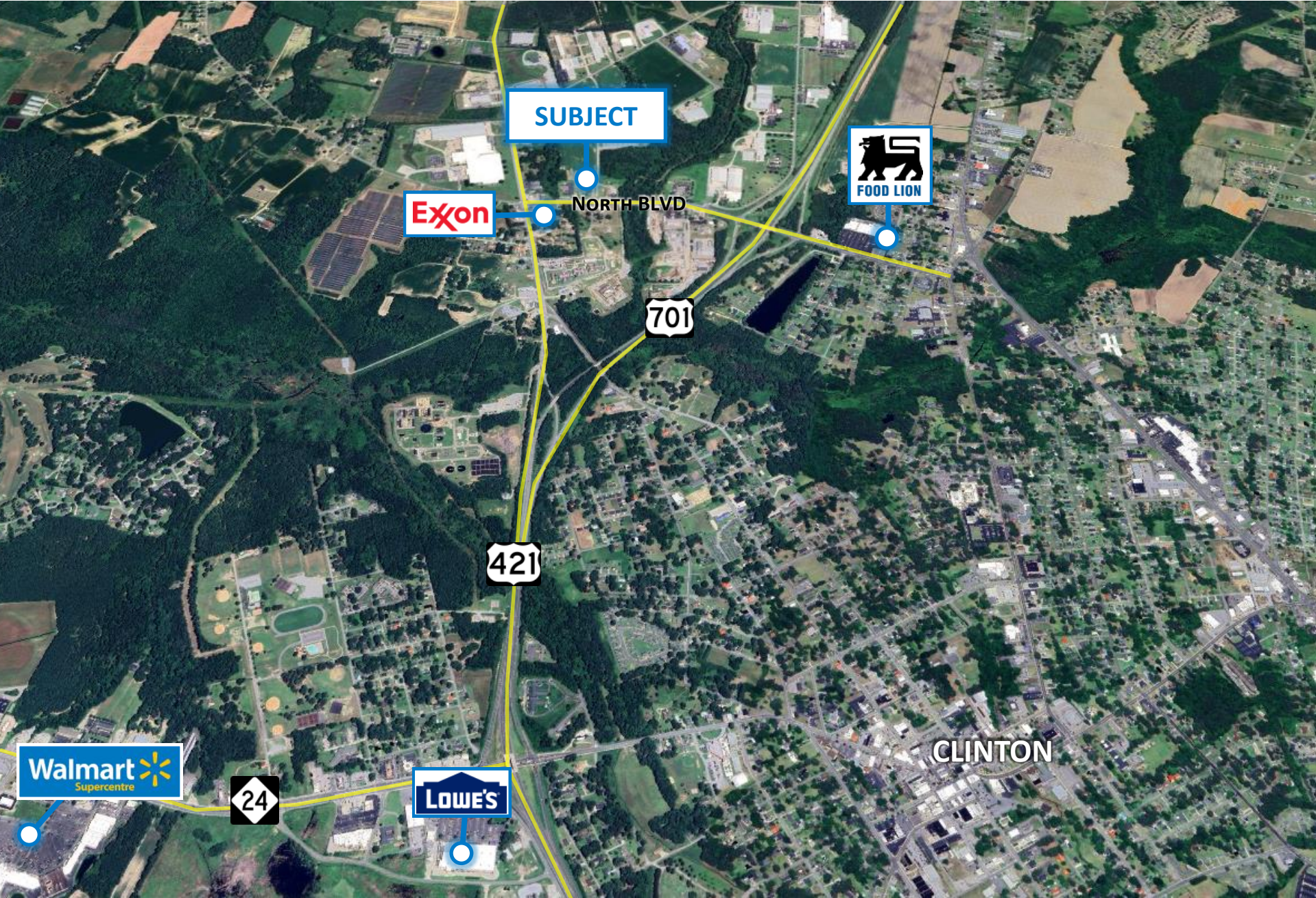
SITE PLAN



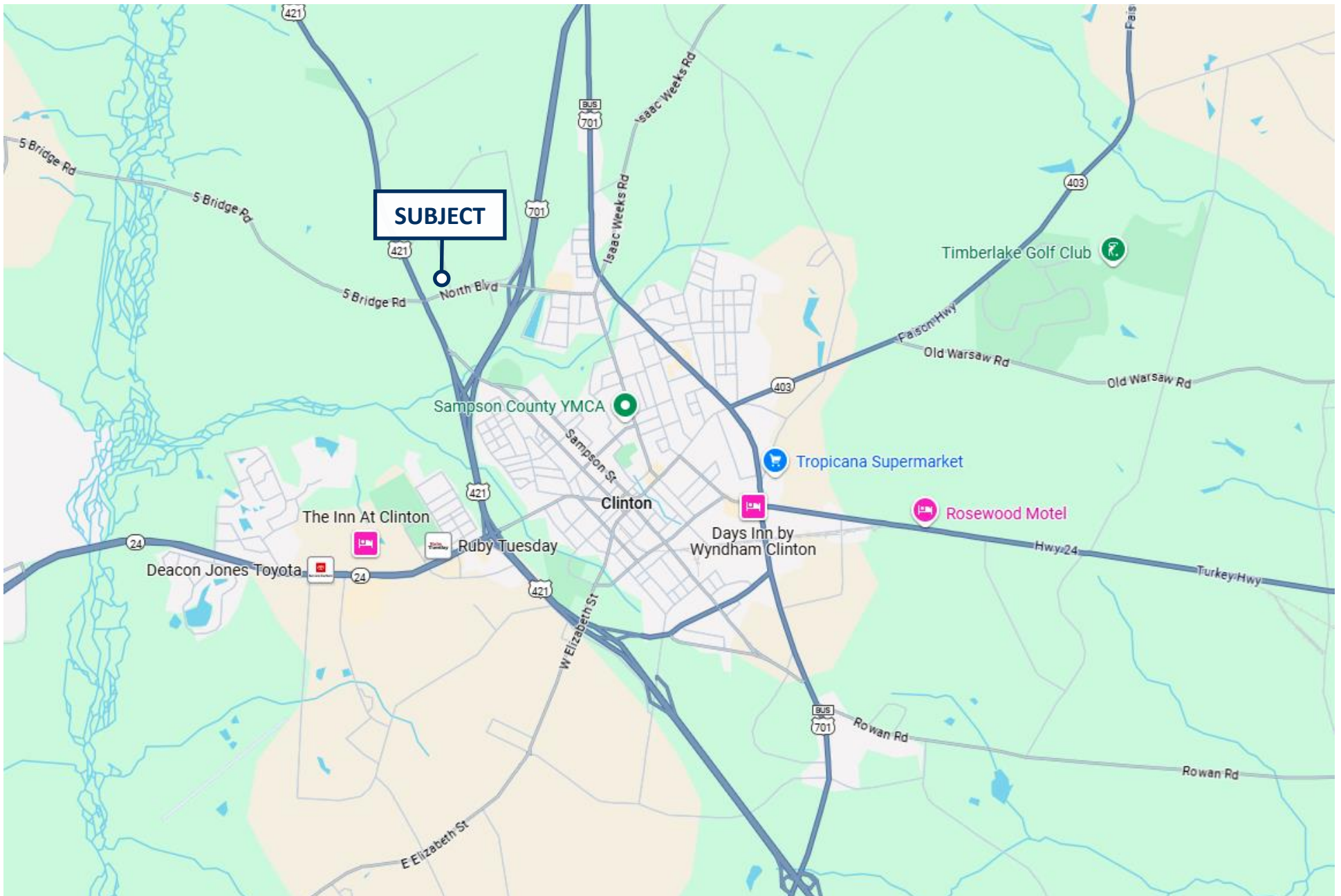
GIS AERIAL



AERIAL MAP



LOCATION MAP





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