



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FULLY LEASED OFFICE FOR SALE



**417 VANCE STREET
CLINTON, NORTH CAROLINA**

This 13,368 square foot medical facility is beautifully maintained and fully occupied, presenting an exceptional investment opportunity.

**CALL
LAURENCE NADEAU
(910) 515-3622**

**CALL
HENRY NADEAU
(910) 524-7184**

**CALL
BRIAN NADEAU
(910) 622-6258**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



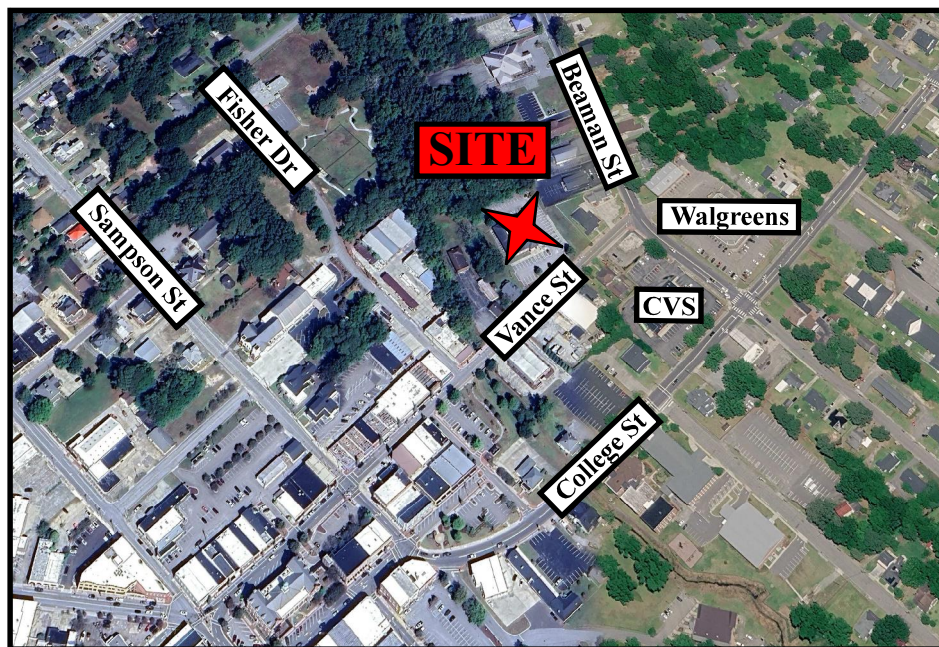
417 VANCE STREET

THE PROPERTY

- 13,368 Square Feet
- 1.35 Acres
- 9 HVAC Units
- 76 Parking Spaces
(12 Handicap)
- Zoned Neighborhood
Shopping By The City
Of Clinton
- Tax Parcel ID: 12084684001
- Sampson County Deed Book
2020, Page 685
- Built In 2006
- New Roof In 2026
- Municipal Water And Sewer

CURRENT TENANTS

- UNC Physicians Network
 - 2,360 SF (1st Floor)
 - Lease Expiration: 12/31/27
 - Two 5-Year Renewal Options
- Cumberland County Hospital System
 - 3,850 SF (1st Floor)
 - Lease Expiration: 6/30/27
 - One 1-Year Renewal Option
- Anne Arundel Dermatology
 - 7,158 SF (2nd Floor)
 - Lease Expiration: 11/30/28
 - Two 5-Year Renewal Options



INVESTMENT INFORMATION

- 100% Occupied
- Projected Annual Income \$273,151
- 2025 Expenses \$45,978
- Projected Net Operating Income
\$227,172
- Detailed Financials And Leases
Available Upon Request

THE OFFERING

\$2,445,000

CREATIVE COMMERCIAL PROPERTIES, INC.

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Creative Commercial Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

