



Each office independently owned and operated

RE/MAX EXECUTIVE - KOUROSH SHARIFI

2901 Coltsgate Road

buildout.com

Charlotte, NC 28211

FOR SALE

OFFICE BUILDING

215 STATION STREET

215 STATION ST | JACKSONVILLE, NC 28546



PRESENTED BY:

MICHAEL ODHAM

276-780-9770

215 STATION STREET

215 STATION ST | JACKSONVILLE, NC 28546



PROPERTY DESCRIPTION

This well-maintained medical and professional office building totals approximately 8,434 square feet and is ideally located near Onslow Memorial Hospital in Jacksonville, NC. The property is configured as a three-unit, multi-tenant asset with two suites currently leased and one owner-occupied, providing a unique opportunity for both investors and owner-users.

Situated on approximately 0.48 acres, the site includes ample parking and has been maintained with recent improvements, including a roof replacement completed in 2018-2019. The flexible layout supports a variety of medical and professional office uses, including exam rooms, private offices, and administrative space.

The property offers a blend of in-place income with future upside through lease-up, rental rate growth, or owner occupancy, making it an attractive opportunity in a strong healthcare driven submarket.

OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,500,000 |
| Number of Units: | 3 |
| Lot Size: | 0.48 Acres |
| Building Size: | 8,434 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 44 | 336 | 1,739 |
| Total Population | 103 | 775 | 4,023 |
| Average HH Income | \$31,083 | \$63,169 | \$69,872 |



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Michael Odham

Imikeodhambroker@gmail.com

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MEDICAL OFFICE BUILDING

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LOCATION DESCRIPTION

Well-located professional and medical office property in Jacksonville, NC, positioned in close proximity to Onslow Memorial Hospital and surrounding healthcare services. The property benefits from strong visibility and accessibility, with convenient access to major roadways and nearby amenities. Located within a growing commercial corridor, the site is well-suited for medical, dental, or general office users.

SITE DESCRIPTION

0.48-acre site improved with a two-story medical/professional office building. The property features ample surface parking, efficient site circulation, and strong accessibility. Positioned in a healthcare-focused corridor near Onslow Memorial Hospital, the site supports continued medical or office use with potential for future repositioning.

EXTERIOR DESCRIPTION

Stucco exterior with asphalt parking lot and surface parking configuration.

INTERIOR DESCRIPTION

Functional medical and office layout including reception



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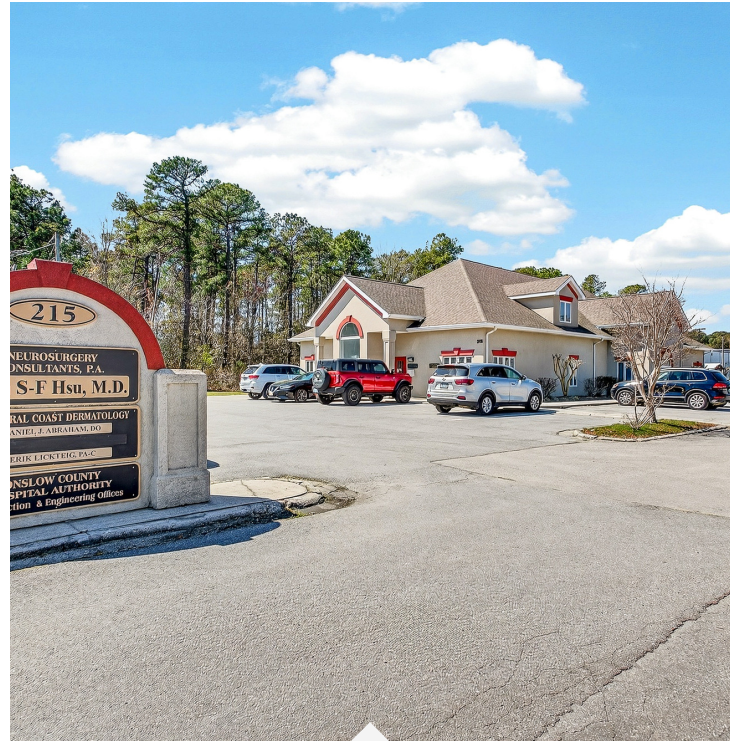
215 STATION ST | JACKSONVILLE, NC 28546

| | |
|---------------------|-----------------------------------|
| Building Name | 215 Station Street |
| Property Type | Office |
| Property Subtype | Medical |
| APN | 050211 |
| Building Size | 8,434 SF |
| Lot Size | 0.48 Acres |
| Building Class | C |
| Year Built | 1999 |
| Number of Floors | 2 |
| Parking Spaces | 34 |
| Roof | Shingle Roof (Replaced 2018-2019) |
| Number of Buildings | 1 |

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The property offers a blend of in-place income with future upside through lease-up, rental rate growth, or owner occupancy, making it an attractive opportunity in a strong healthcare driven submarket.



- 8,434 SF freestanding medical/professional office building
- Multi-tenant configuration: 3 units (2 leased, 1 owner-occupied)
- Attractive owner-user opportunity with supplemental income
- Strong location near Onslow Memorial Hospital
- 0.48-acre site with 34 parking spaces
- Roof replaced (2018-2019)
- Built in 1999 - well maintained asset
- Positioned for lease-up or rental rate upside
- Suitable for medical, dental, or general office use
- Convenient access to major roadways and surrounding amenities



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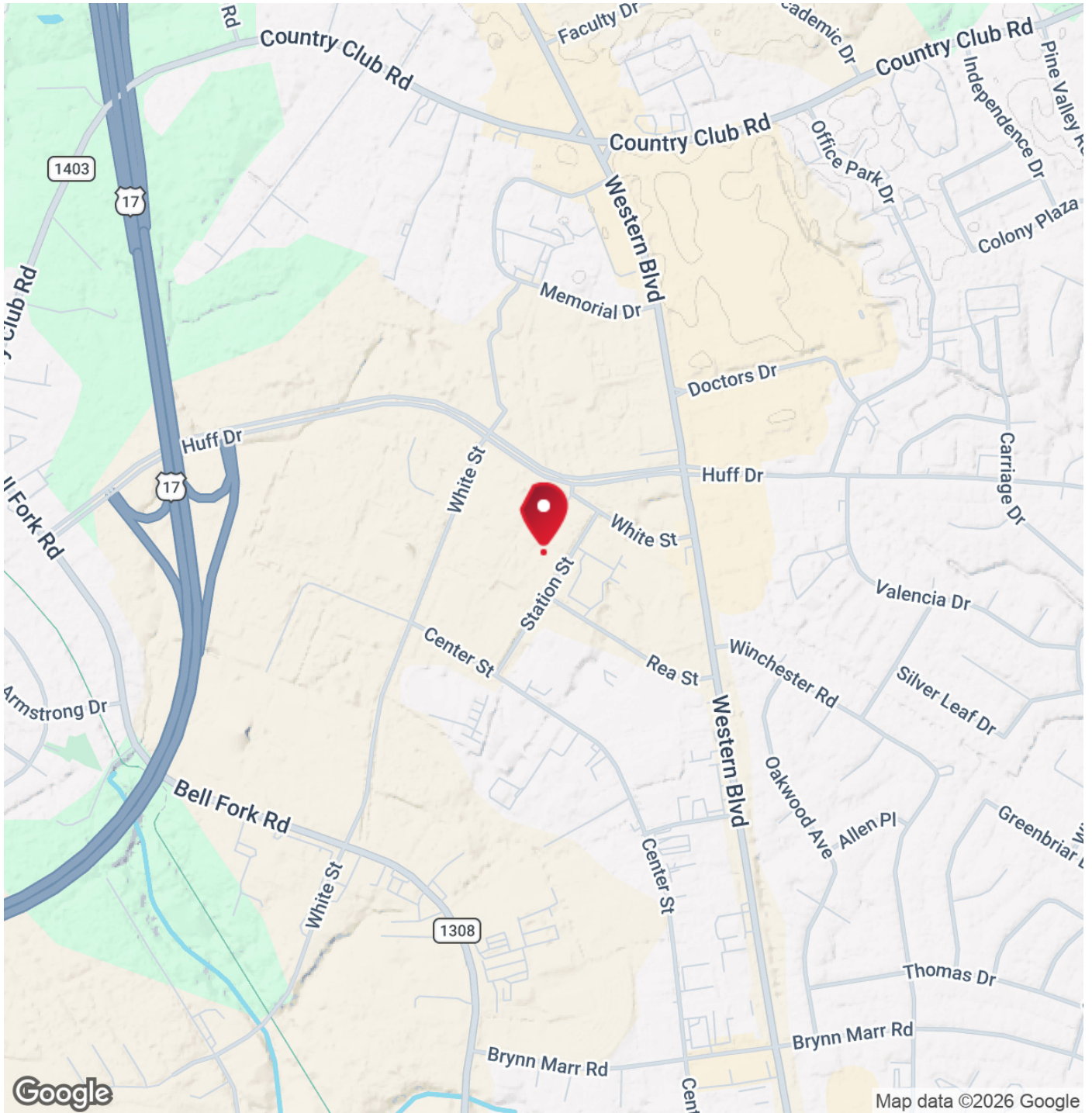
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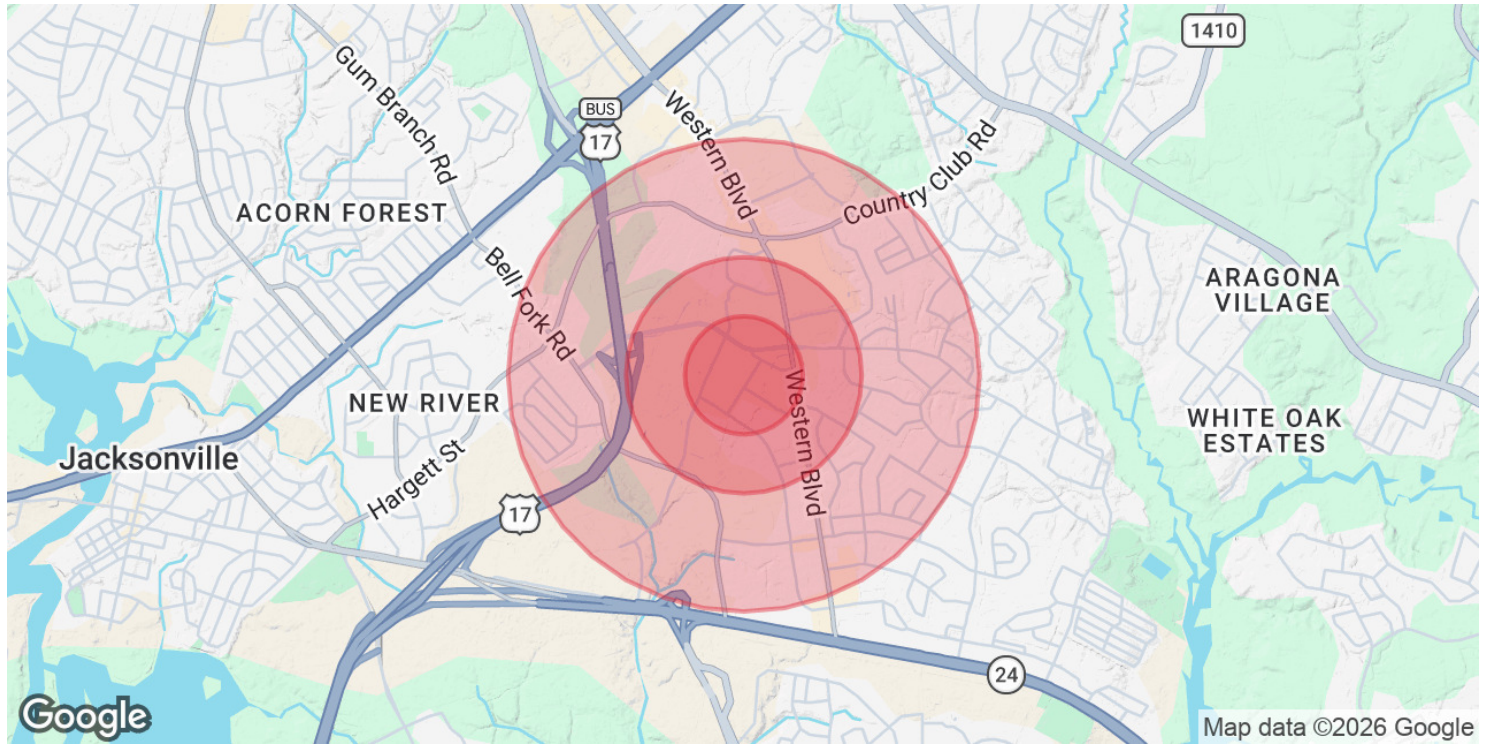


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|------|------|-------|
| Total Population | 103 | 775 | 4,023 |
| Average Age | 32.2 | 31.7 | 34.1 |
| Average Age (Male) | 30.2 | 29.1 | 32.0 |
| Average Age (Female) | 51.5 | 41.3 | 39.5 |

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 44 | 336 | 1,739 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$31,083 | \$63,169 | \$69,872 |
| Average House Value | \$227,094 | \$187,596 | \$187,298 |

2023 American Community Survey (ACS)



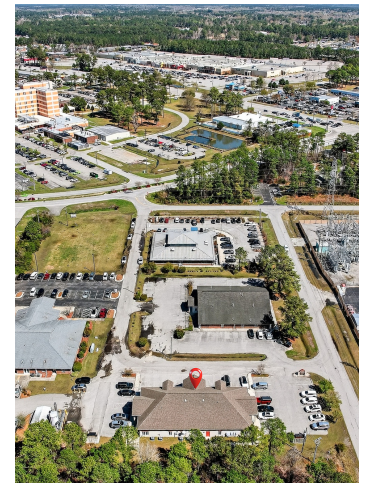
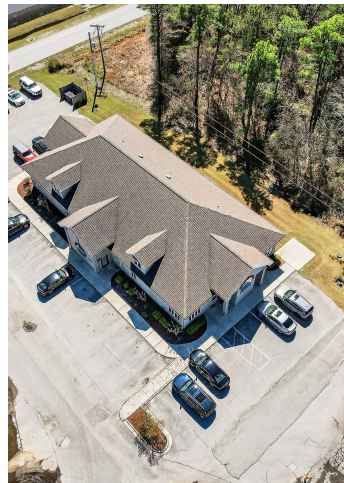
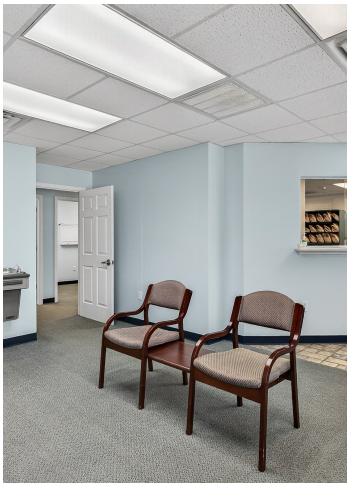
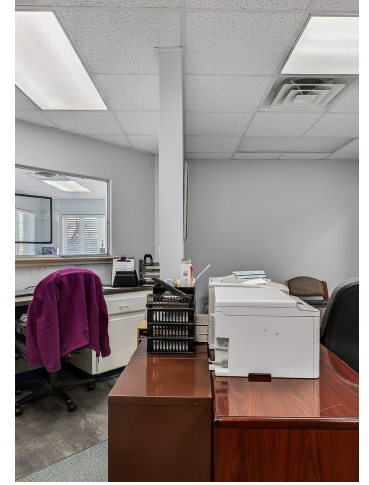
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