

For Sale



Cary, NC

Medical-Office Condominium Sale-Leaseback Investment Opportunity

The Offering

RCR is pleased to present this well-located medical-office sale-leaseback investment opportunity in Cary, North Carolina, one of the Triangle's most established and highly sought-after submarkets. The property is located within a well-known area off main thoroughfare US-64, with convenient access to US-1, I-40, and the Cary/Apex/RTP corridor. The condominium is located within a 33,354 SF medical office building neighboring a wide mix of restaurants, retail, and residential developments. The opportunity allows an investor to acquire a stabilized medical office asset with a long term, established tenant in place while maintaining limited landlord responsibilities. Cary's strong demographics, proximity to major employment centers, and continued demand for office and medical office space support long-term value and tenant durability, making this an attractive investment in a core Triangle location.

Investment Summary

Address:	160 McGregor Pines Dr. Suite 310A Cary, NC 27511
Gross Leasable Area:	3,786 Square Feet
Property:	Medical Office Condominium
Percent Leased:	100%
Tenancy:	Single
Lease Term:	10-Years From Closing
NOI:	\$121,152
Sale Price:	\$2,000,000

Highlights

- >> High Barrier To Entry
- >> Long-Term Tenancy
- >> Net-Lease Structure
- >> Annual Escalations
- >> Priced Below Replacement Cost

To Receive Full Offering Memorandum,
Please Complete the Confidentiality Agreement

[Link](#)
Send Back To:

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