

Investment Offering

Healthcare Services Office Park
±25,120 SF | 3 Buildings & Graded Site



1009 - 1011 GROVE RD
GREENVILLE, SC 29605

\$3,700,000 | Pro Forma NOI \$354,000
| Current NOI \$210,000

OWNER IS SC LICENSED REAL ESTATE AGENT

BENJI SMITH, CCIM
COMMERCIAL SALES & LEASING
864-414-2281
benjismith@flagshipsc.com

INVESTMENT OFFERING

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 52% Leased

 For Sale: \$3,700,000

 Pro Forma NOI: \$354,000

 Current NOI: \$210,000

 2.96 Acres

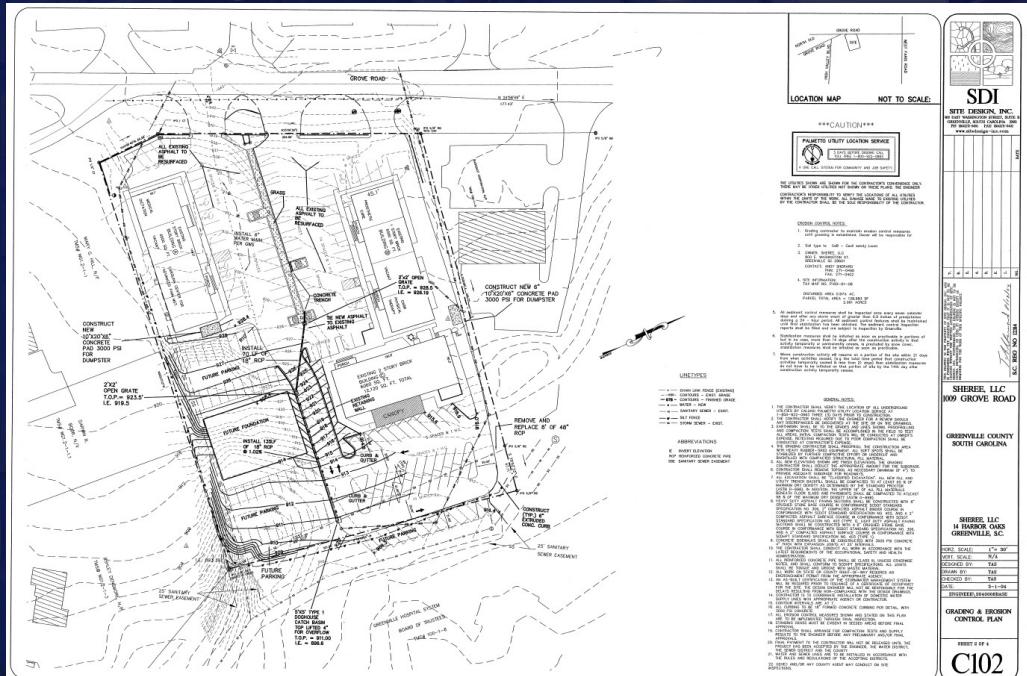
 Bldg A: ±6,500 SF

 Bldg B: ±6,500 SF

 Bldg C: ±12,120 SF

 Graded Site: .50 Acre

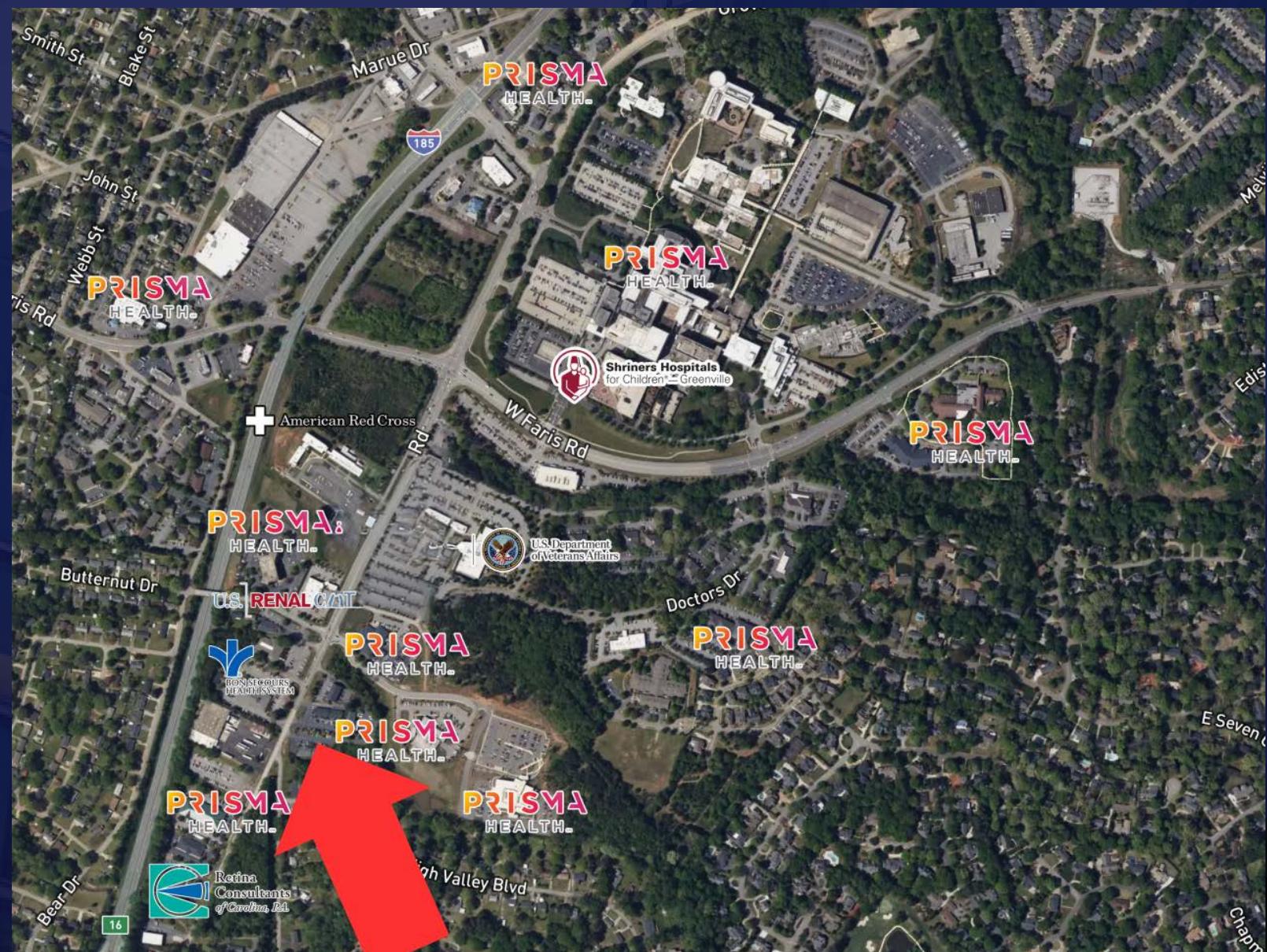
 Tax Map #: 0100000100800



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