

# 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](mailto:benjismith@flagshipsc.com)**



# INVESTMENT OFFERING

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



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



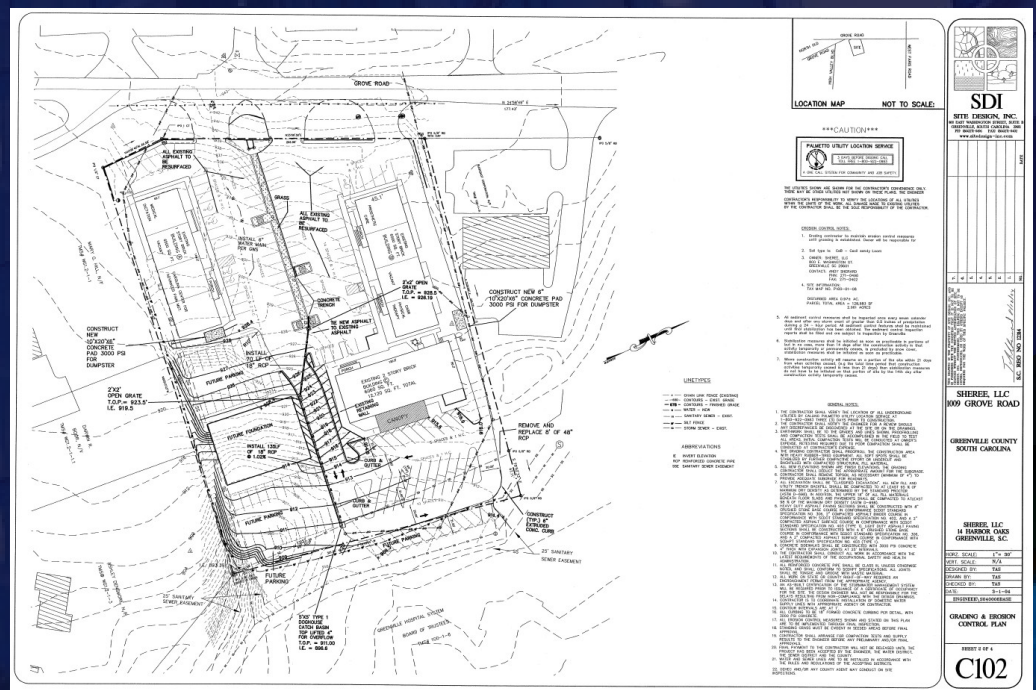
Bldg C: ±12,120 SF



Graded Site: .50 Acre



Tax Map #: 0100000100800

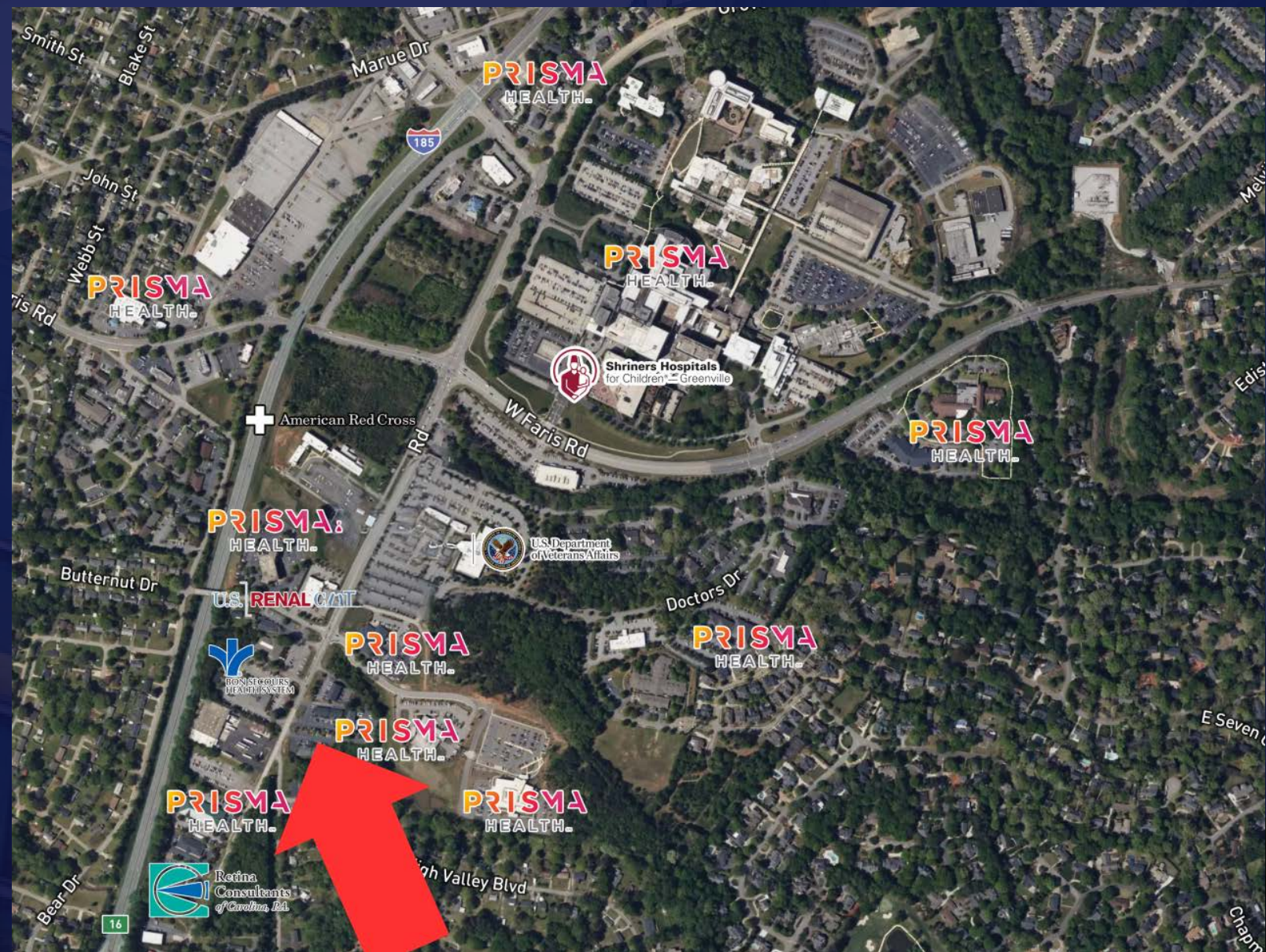


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