



~~\$1,290,000~~  
**PRICE IMPROVEMENT**  
**\$1,150,000**

~~\$19.75/SF NNN~~  
**LEASE RATE IMPROVEMENT**  
**\$15/ft NNN**

**MEDICAL OFFICE BUILDING**

**FOR SALE  
OR LEASE**

**120 SOUTH MOUNTAIN STREET | CHERRYVILLE**

**Spacious, well-equipped facility near Downtown Cherryville**

Position your practice for success with this exceptional medical office space in the heart of Cherryville, NC — only a short drive from Charlotte. Located just one block from downtown, this well-maintained & recently updated facility offers 4,336 sq ft of work space, plus an additional 1,614 sq ft on the 2nd floor that can be used for storage or finished out for future expansion.

**EDY BERGSTROM**

c 704 600 7656

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**SAM KLINE, CCIM**

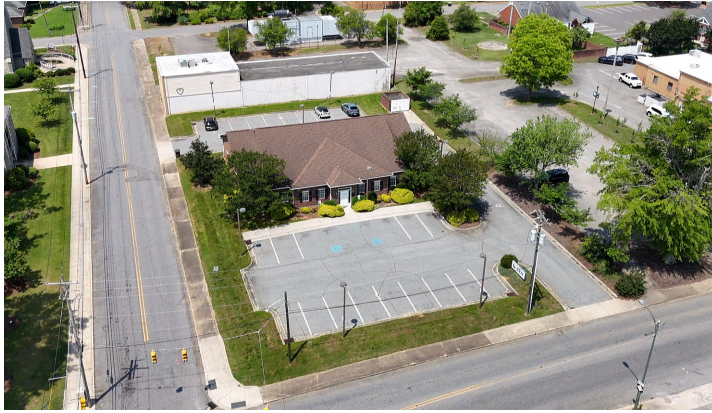
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**MECA**  
COMMERCIAL REAL ESTATE

This turnkey space is ideal for general practitioners, specialists, urgent care centers, or therapy clinics looking to grow in a thriving community. The location offers high visibility, excellent accessibility, and close proximity to downtown amenities. Don't miss this opportunity to establish your practice in one of Cherryville's most desirable professional locations.



## PROPERTY INFORMATION

### SF\*

- 4,336 SF of work space
- 1,614 SF on the second floor that can be used for storage or finished out for future expansion

### FEATURES

- Large, welcoming lobby perfect for patient comfort
- 2 Nurse stations to support efficient workflow
- Dedicated lab area
- 2 Private offices
- 7 Additional offices/exam rooms, each with water hook-up
- X-ray room for on-site diagnostics
- ADA compliant, includes water fountains and four restrooms

### LEASE RATE

\$15.00/SF, NNN

### SALE PRICE

\$1,150,000



**EDY BERGSTROM**

Advisor

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**SAM KLINE, CCIM**

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

**MECA COMMERCIAL REAL ESTATE**

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