

# FOR SALE OR LEASE: +/- 3,000-7,282 SF MEDICAL OFFICE CONDO

THE SUMMIT ON PURDUE | 1540 PURDUE DRIVE, UNIT 3

FAYETTEVILLE, CUMBERLAND COUNTY, NORTH CAROLINA







## SUMMARY

Cape Fear Commercial is pleased to offer for lease or sale this ± 7,282 SF medical office condo (the “Subject”) located on Purdue Drive in Fayetteville, North Carolina. Built in 2003, the Subject consists of the entire 2<sup>nd</sup> floor of a 3-story 24,627 SF professional office building known as The Summit on Purdue.

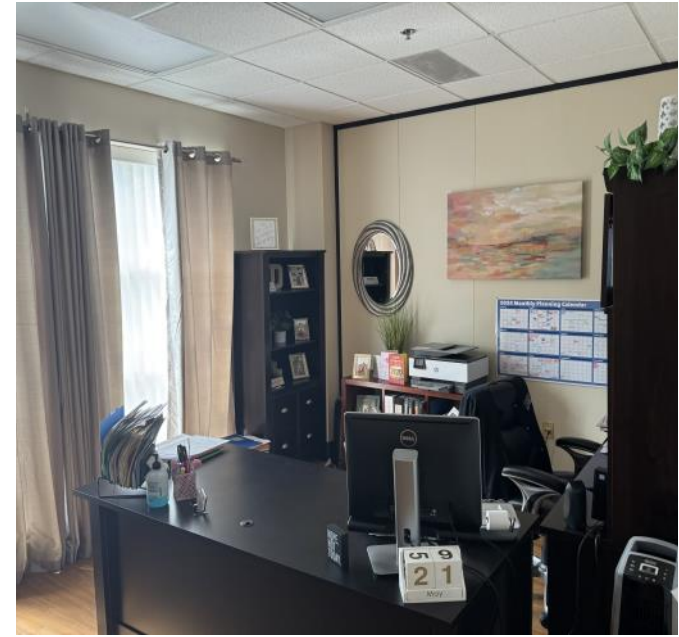
With ample parking and good visibility, the Subject includes a reception area, waiting room, 11 offices, 8 exam rooms, kitchen/break room, 4 restrooms, 3 conference rooms, procedure room, 3 storage rooms and 2 mechanical rooms. The condo is built out with a modular wall system and can be easily reconfigured. The unit is being delivered vacant with the exception of a short-term lease on a small portion of the Subject.

ADDRESS	<b>The Summit on Purdue</b> 1540 Purdue Drive   Unit 3 Fayetteville, Cumberland County, North Carolina
PRODUCT TYPE	Medical Office Condominium
PARCEL ID	#0427-20-6631-203 (Subject) #0427-20-6631 (Common)
ZONING	O&I—Office & Institution (City of Fayetteville)
YEAR BUILT	2003
SIZE	±7,282 SF
MONTHLY DUES	\$1,605.55 (2024 Budget)
ANNUAL TAXES	\$15,808.00
PARKING	116 common spaces
SALE PRICE	\$1,295,000
LEASE RATE	Leasable Square Footage: 3,000—5,782 SF \$19.00 PSF   NNN TICAM: ± \$5.50 PSF
OWNER	Women In Physical Rehabilitation, LLC





# PHOTOS





# PHOTOS





GIS AERIAL



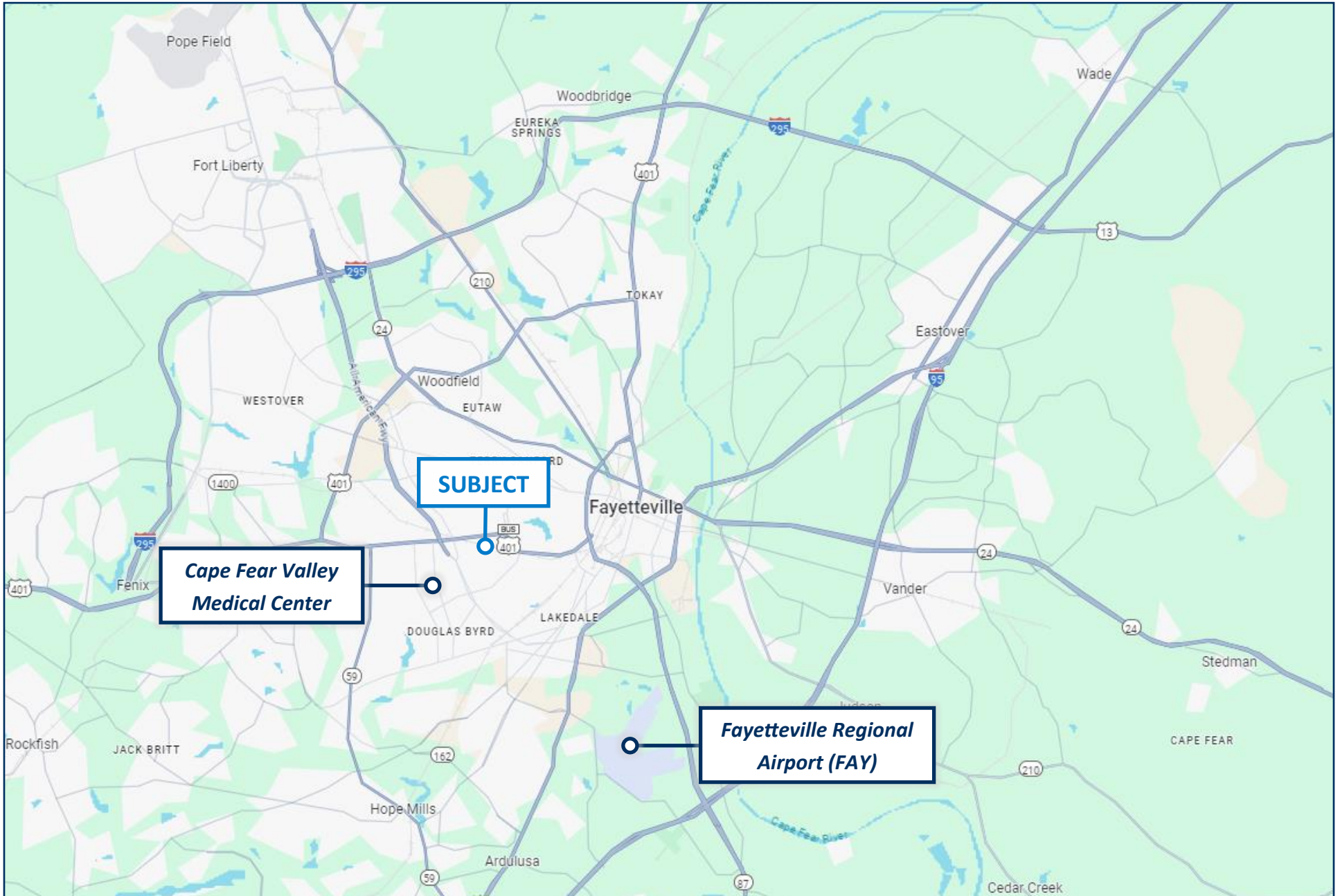


# AERIAL MAP





# LOCATION MAP







Cape Fear Commercial

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