



FLYER 4144 WYNTREE

4144 Wyntree Dr
Newburgh, IN 47630

Land Size: 0.71 Acres
Property Size: 8,900 Sq. Ft.
Year Built: 2002

Contact:

RYAN MILLER, BROKER
(812) 598-0477

License: IN RB14040970

ryan.miller@erafirst.com

A well-established medical office that is currently operating as Deaconess Clinic - Wyntree. The property offers a parking area with one entrance on Wyntree Dr, a short distance from Highway 66 and 261.

The main level consists of the front lobby, reception/filing with a central billing office, three offices, nine exam rooms, a nurses station, two-two fixture restrooms, and closets.

The lower level includes a +/- 1800 SF retail unit currently leased. The remaining +/- 2650 SF consists of a doctor's lounge, staff kitchen, staff restrooms (four-fixture including shower), two-fixture restroom off the shared open hallway, closet, and +/- 1100 SF unfinished storage.

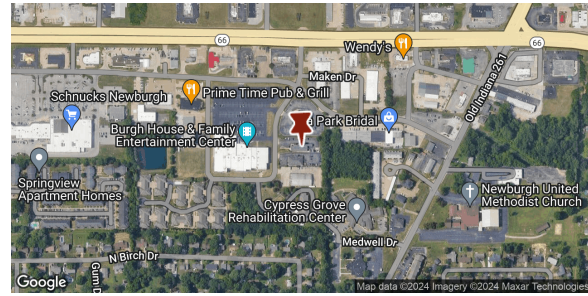
Both HVAC units are new within the last 3 years. The roof was replaced in 2021

Purchase Price:

\$1,000,000.00



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109 State Street

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United States

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