



Nephrology Associates occupies the upper level

## MEDICAL INCOME PROPERTY

- ✓ 20,408 leasable SF; 21,900 SF of gross building area
- ✓ Fully leased to 4 tenants
- ✓ Built in 1987; Renovated in 2020 and 2023
- ✓ Approximately 2 acre site with 113 parking spaces
- ✓ Two-story medical building
- ✓ Close to Novant Medical Center & Atrium Wake Forest Baptist Health
- ✓ Nephrology Associates is the owner and will do a sale-leaseback for 12 years
- ✓ NOI: \$342,336.39
- ✓ Cap Rate: 6.9%
- ✓ Contact Broker for an Offering Memorandum with income and expenses

**FOR SALE:**  
**\$4,950,000**

Cindy Christopher

336.926.1411

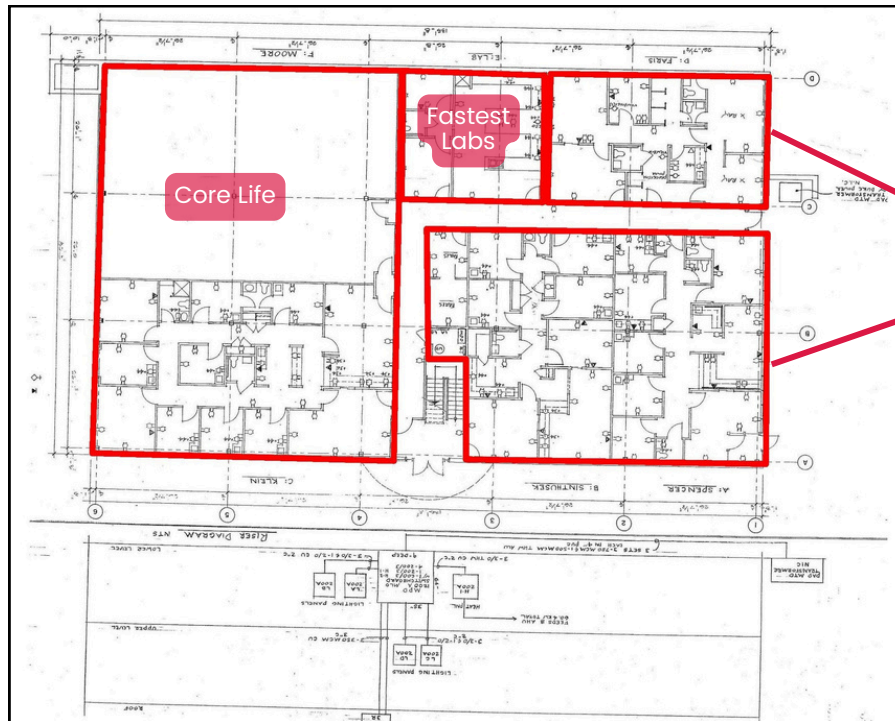
1080 West Fourth Street, Winston-Salem, NC

Cindy@ChristopherCommercialNC.com



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COMMERCIAL REAL ESTATE

# FIRST FLOOR TENANTS



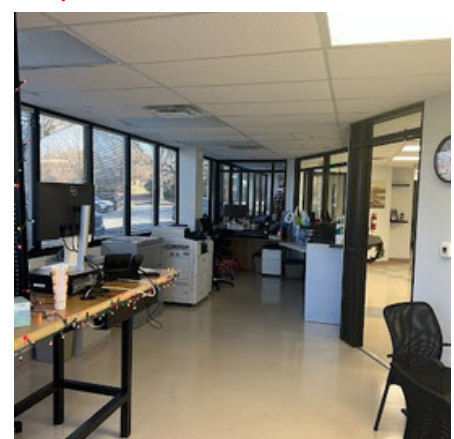
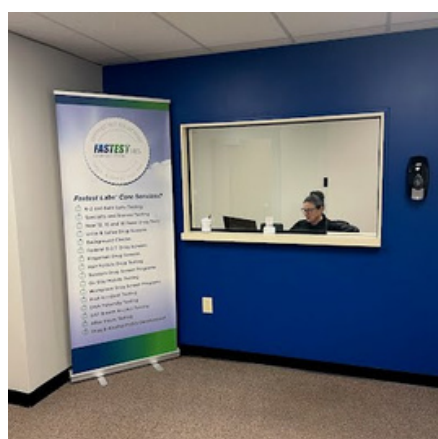
Core Life - Suite 103



Fastest Labs - Suite 104



Dialysis Center - Suite 101, 105

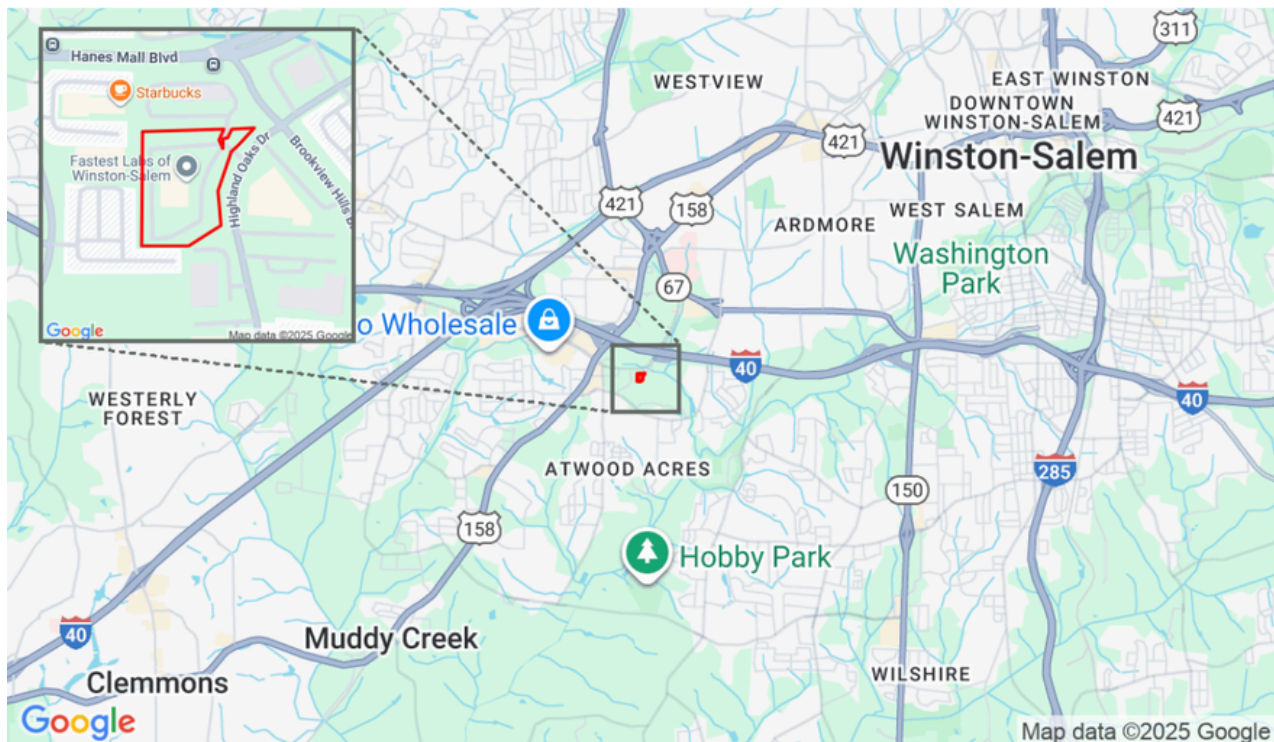
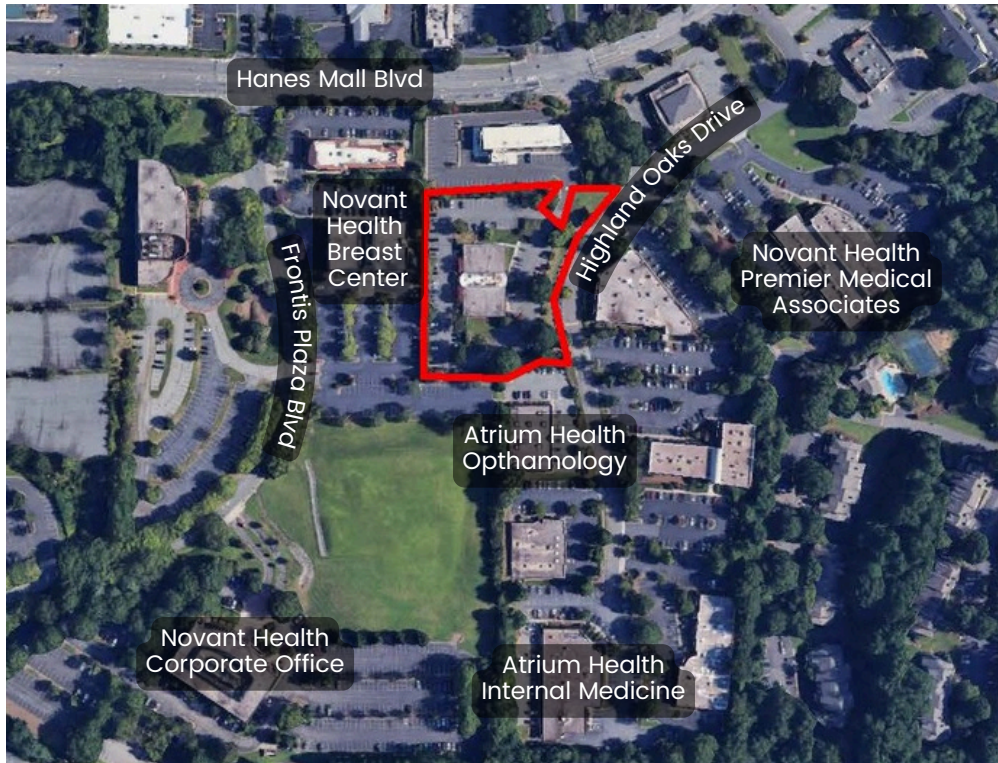


# SECOND FLOOR TENANT

Suite Number	Tenant	SF
Suite 201	Nephrology Associates (Sale-Leaseback) ENTIRE FLOOR	10,891 SF



# MAPS & AERIALS



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