

**LAKE NORMAN
REALTY, INC.**

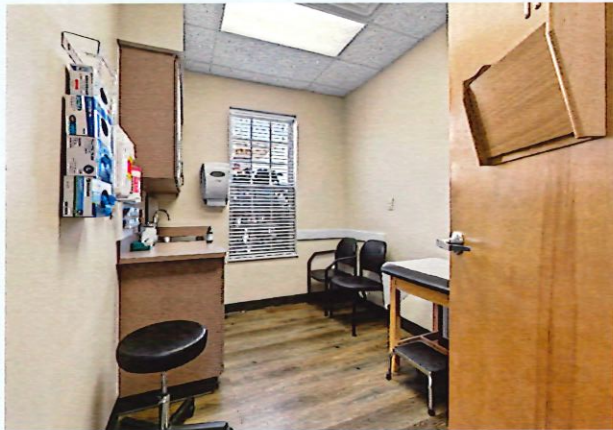
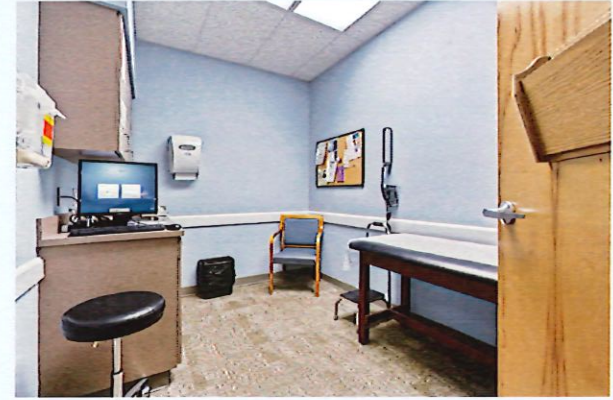
Single-Tenant Medical Office Property 357 & 359 Williamson Rd, Mooresville



- ♦ sale price \$3,490,000
- ♦ 13,000+ gross sq ft, twin units with enclosed heated/cooled connector
- ♦ 230' of road frontage along Williamson Rd, on +/-1.47 acre parcel
- ♦ single tenant, established medical entity
- ♦ Good 1031 exchange opportunity

357/359 Williamson Rd

Medical Office property



All information regarding this property was obtained from sources deemed reliable but no warranty or representation express or implied is made of the accuracy thereof, and the properties are subject to prior sale or lease or withdrawal.

357/359 Williamson Rd

Medical Office property



- **25,000 ave vehicles per day at the Williamson Rd site**
- **36,500 ave vpd on nearby Brawley School Rd**
- **convenient access from I-77**



- **Dedicated turn lanes**
- **76 parking spaces. 5.8: 1,000 parking ratio**



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357/359 Williamson Rd

Medical Office property



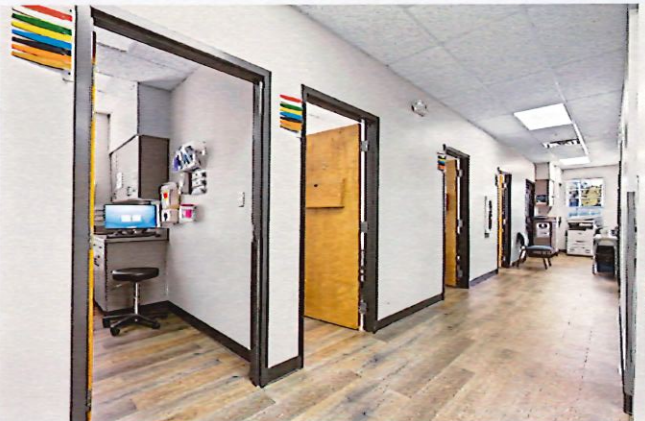
▼ Ground Floor

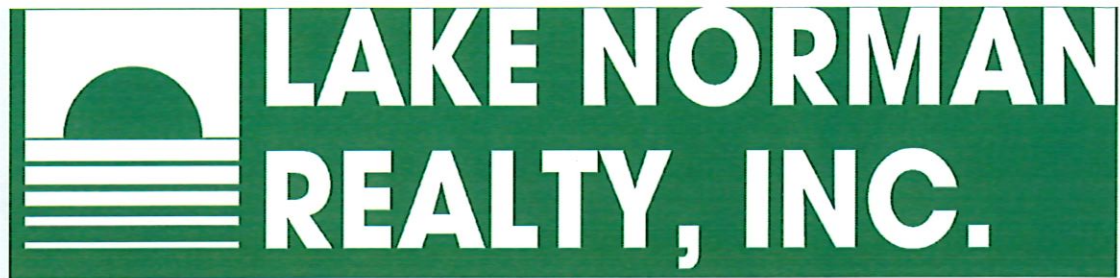
ROOMS: 80



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For more information and for showings, contact:

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