



- **PRIME LOCATION IN FLETCHER NC**
- **100% OCCUPANCY WITH 10 YEAR LEASE**

5515 Hendersonville Rd. Fletcher, NC, 28704

PROPERTY HIGHLIGHTS

Zoned C1 for commercial use

Well-maintained property

**5,501 SF PURPOSE
BUILT VET PRACTICE**



OFFERING SUMMARY

Sale Price:	\$1,499,000.00
Building Size:	5,501 SF
Property Type:	Office building
Building Class:	A



- **Class A office Building:**
- **100% occupancy with 10 year Lease**
- **Attractive investment opportunity**



PROPERTY DESCRIPTION

5515 Hendersonville Rd. is a prime investment opportunity in Fletcher, NC! This well-maintained 5,501 SF building, zoned Town of Fletcher C-1, boasts 100% occupancy by Heartland Vet. It provides immediate income potential for savvy investors.

The Tenant Heartland Veterinary Partners is one of the highest quality and fastest growing veterinary organizations in the U.S., with over 300 veterinary practices across the Midwest and Southern markets. Heartland's footprint continues to rapidly expand through the successful execution of veterinary practice acquisitions and partnerships with independent veterinarians focused on delivering general veterinary services to companion animals.

5515 Hendersonville Rd. is a strategic location in the Fletcher area, directly across from a new Ingles grocery store and 1/4 mile away from the new Tap Root subdivision.

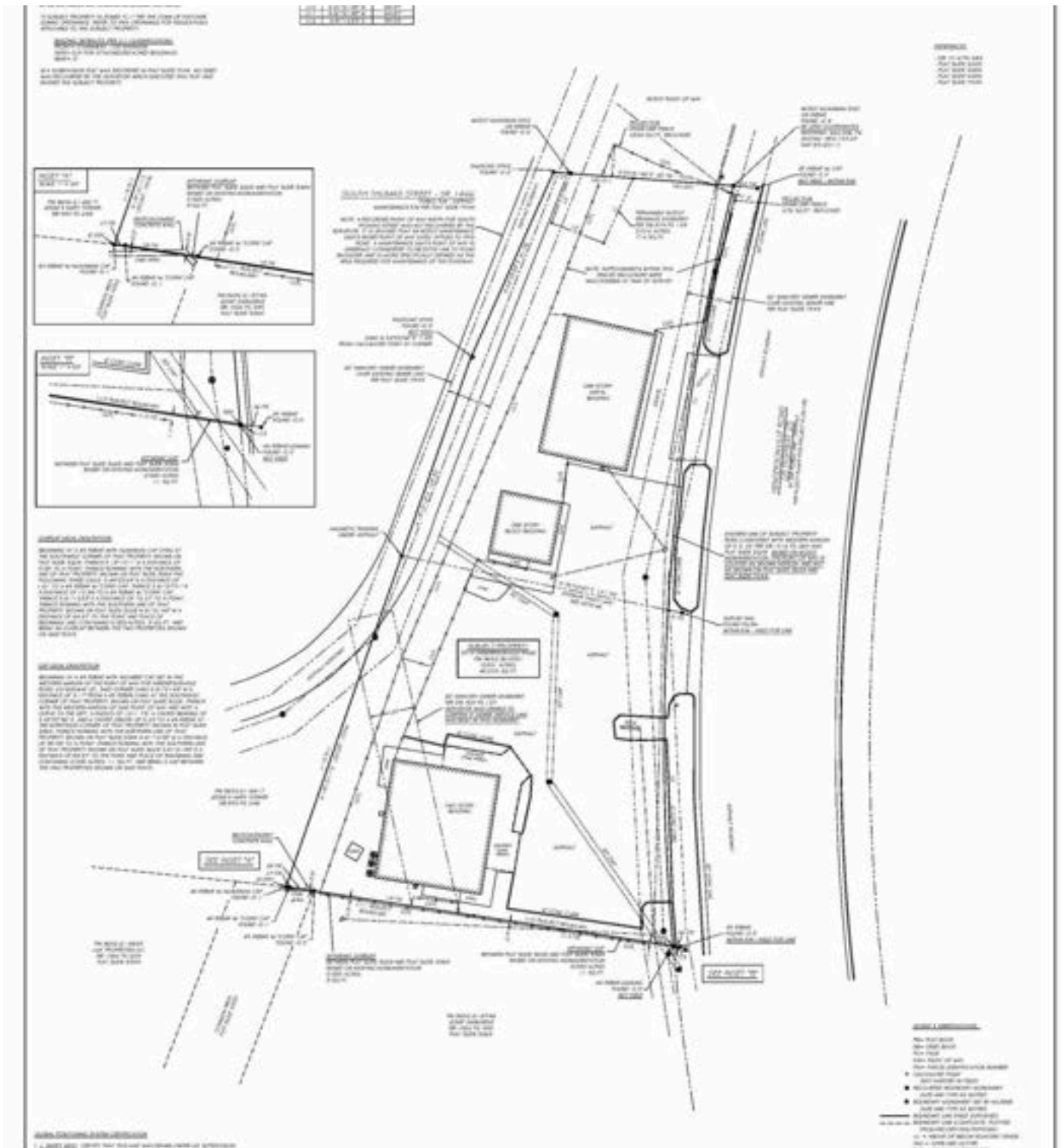
PROPERTY HIGHLIGHTS

- 5,501 SF purpose built vet practice
- Zoned C1 for commercial use
- Prime location in Fletcher NC
- 100% occupancy with 10 year Lease
- Well-maintained property
- Attractive addition to investment portfolio



MAIN FLOORPLAN: 5,501 AVAILABLE

5515 Hendersonville Rd, Fletcher, NC, 28732



ZONED C1 FOR COMMERCIAL USE 5,501 SQ FT. AVAILABLE

5515 Hendersonville Rd, Fletcher, NC, 28732



OFFICE/ADMIN/LAB SPACE



ADMIN. AREA



HOLDING AREA

