



## Cape Fear Valley Health: 8% Cap Rate

Medical Office Building **For Sale** - Erwin, NC

Presented By:

**BEN BLOODWORTH**

336.655.1888

ben@ltpcommercial.com

# 518 EAST H STREET

MEDICAL OFFICE BUILDING **FOR SALE**



## PROPERTY DESCRIPTION

7.5 year NNN Cape Fear Valley Health Internal Medicine, located in Erwin, NC. This ±6,111 SF medical building is newly renovated and has 2% annual increases. Only landlord responsibilities are roof, structure, and parking lot (tenant responsible for HVAC repair and replacement).

## OFFERING SUMMARY

<b>Address</b>	518 East H Street Erwin, NC 28339
<b>Sale Price</b>	\$1,492,075
<b>Building Size</b>	±6,111 SF
<b>NOI</b>	\$119,366.00
<b>Cap Rate</b>	8.0%
<b>Lease Type</b>	NNN
<b>Lease Expiration</b>	May 1, 2033
<b>Rent Escalations</b>	2%
<b>Renewal Options</b>	Two 3-Year
<b>Tenant</b>	Cape Fear Valley Health



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total population</b>	3,679	9,777	19,861
<b>Median age</b>	43	43	43
<b>Median age (Male)</b>	41	41	41
<b>Median age (Female)</b>	44	45	45
<b>Total households</b>	1,486	4,013	8,222
<b>Total persons per HH</b>	2.5	2.4	2.4
<b>Average HH income</b>	\$66,366	\$69,837	\$68,642
<b>Average house value</b>	\$180,690	\$211,251	\$220,228

## LOCATION OVERVIEW

518 East H Street in Erwin, NC, is in a prime area for Office and Medical investors. Situated in close proximity to major medical facilities, including Betsy Johnson Hospital and Cape Fear Valley Health System, this location presents an ideal opportunity for medical practices and healthcare providers. With convenient access to major highways and close proximity to retail and dining establishments, the area offers a balance of convenience and comfort. Nearby attractions such as Raven Rock State Park and the Cape Fear River provide a welcome retreat for visitors and locals alike. Invest in the potential of this dynamic location for your next Office or Medical venture.

ERWIN, NC

518 EAST H STREET

Linville | Team Partners  
COMMERCIAL REAL ESTATE



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**Ben Bloodworth**

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