



MEDICAL OFFICE BUILDING

**FOR SALE
OR LEASE**

120 SOUTH MOUNTAIN STREET | CHERRYVILLE

Spacious, well-equipped facility near Downtown Cherryville

Position your practice for success with this exceptional medical office space in the heart of Cherryville, NC — only a short drive from Charlotte. Located just one block from downtown, this well-maintained & recently updated facility offers 4,336 sq ft of work space, plus an additional 1,614 sq ft on the 2nd floor that can be used for storage or finished out for future expansion.

EDY BERGSTROM

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SAM KLINE, CCIM

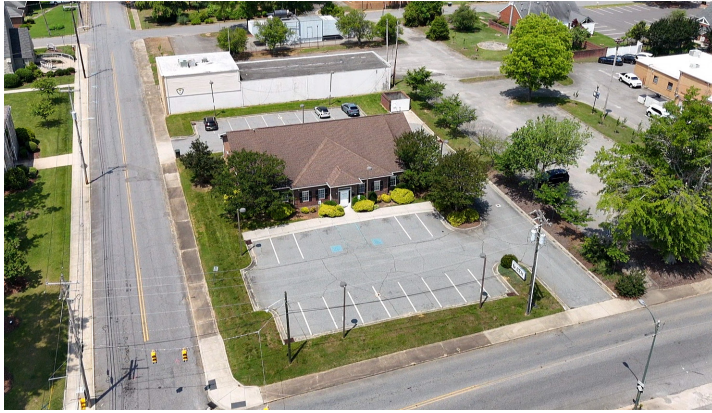
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MECA
COMMERCIAL REAL ESTATE

This turnkey space is ideal for general practitioners, specialists, urgent care centers, or therapy clinics looking to grow in a thriving community. The location offers high visibility, excellent accessibility, and close proximity to downtown amenities. Don't miss this opportunity to establish your practice in one of Cherryville's most desirable professional locations.



PROPERTY INFORMATION

SF*

- 4,336 SF of work space
- 1,614 SF on the second floor that can be used for storage or finished out for future expansion

FEATURES

- Large, welcoming lobby perfect for patient comfort
- 2 Nurse stations to support efficient workflow
- Dedicated lab area
- 2 Private offices
- 7 Additional offices/exam rooms, each with water hook-up
- X-ray room for on-site diagnostics
- ADA compliant, includes water fountains and four restrooms

LEASE RATE

\$19.50/SF, NNN

SALE PRICE

\$1,290,000



EDY BERGSTROM

Advisor

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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