



# MEDICAL OFFICE BUILDING

1170 W MEDICAL COURT DR  
MARION, NC 28752

**FOR SALE or FOR LEASE**



**EXCLUSIVELY LISTED  
BY:  
BROKER OF RECORD**

House In Order, LLC (NC C22928)  
Aaron Kraft (NC 241085)  
Owner/Agent  
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# Medical Office Building next to the Hospital

## FEATURING:

15 Offices

Pharmacy

2 Break Rooms

6 Bathrooms

Lab Room

Conference Room

2 Large Waiting Rooms

Available For Sale or For Lease



**PRICE  
\$899,000**



**GLA  
±6,052 SF**



**CAP RATE  
8.85%**

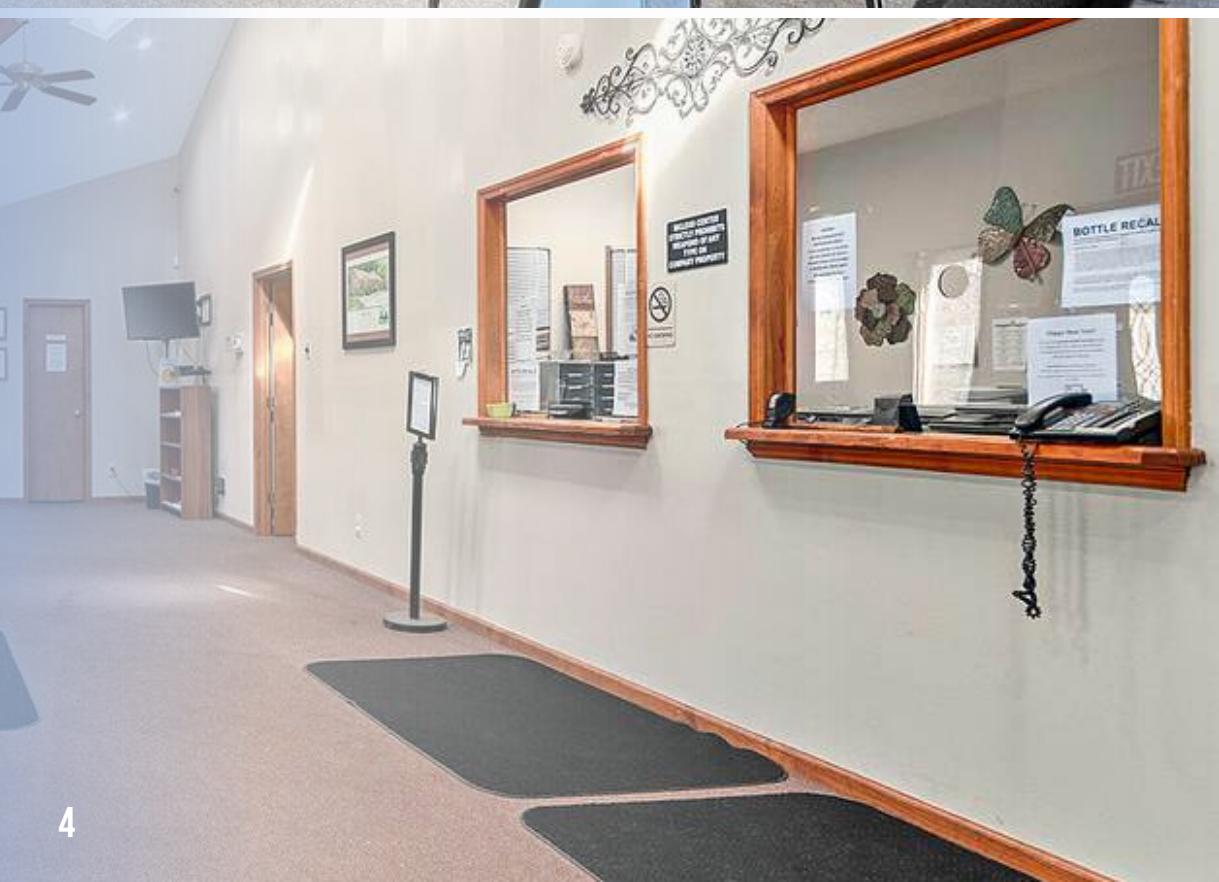


**per sq ft  
\$148**



**LEASE RATE  
\$14 sq ft**

Cap Rate based on lease rate of \$14 sq ft minus taxes, insurance and other expenses. Currently the building leases for \$14.92 sq ft.



## PROPERTY OVERVIEW

<b>Property Name</b>	McLeod Medical Office
<b>Address</b>	1170 W Medical Court Dr, Marion, NC
<b>Year Built</b>	1998
<b>GLA of Building</b>	±6,052 SF
<b>Lot Size</b>	±1 AC
<b>Occupancy</b>	100%
<b>Property Type</b>	Medical Office
<b>Tenant Tenure</b>	Occupant of This Site Since 2007 - Lease Ends April 30th, 2026





BUILDING SIZE  
**±6,052 SF**



CURRENT RENT PSF  
**\$14.92**



IN-PLACE NOI  
**\$79,534**

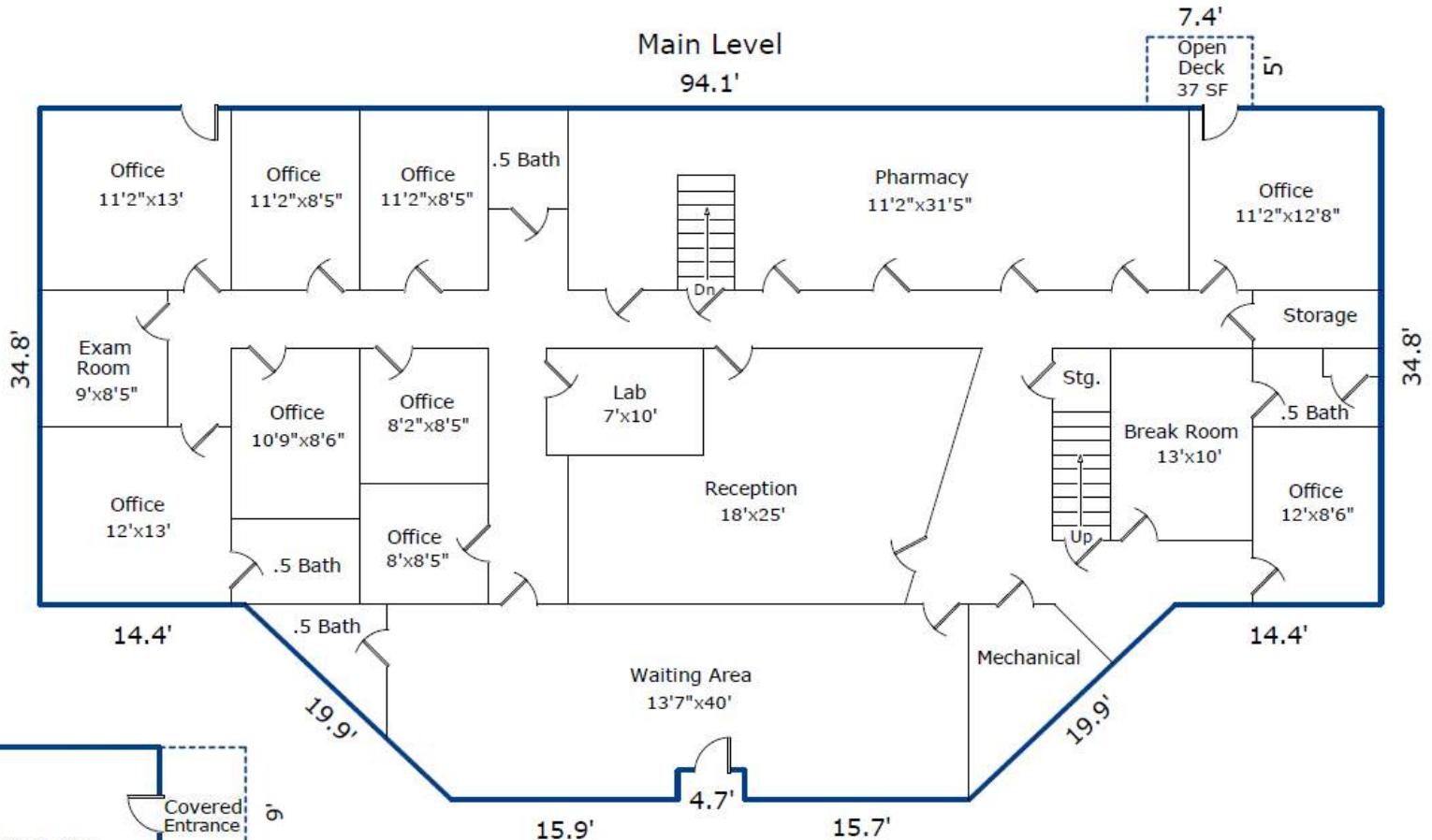
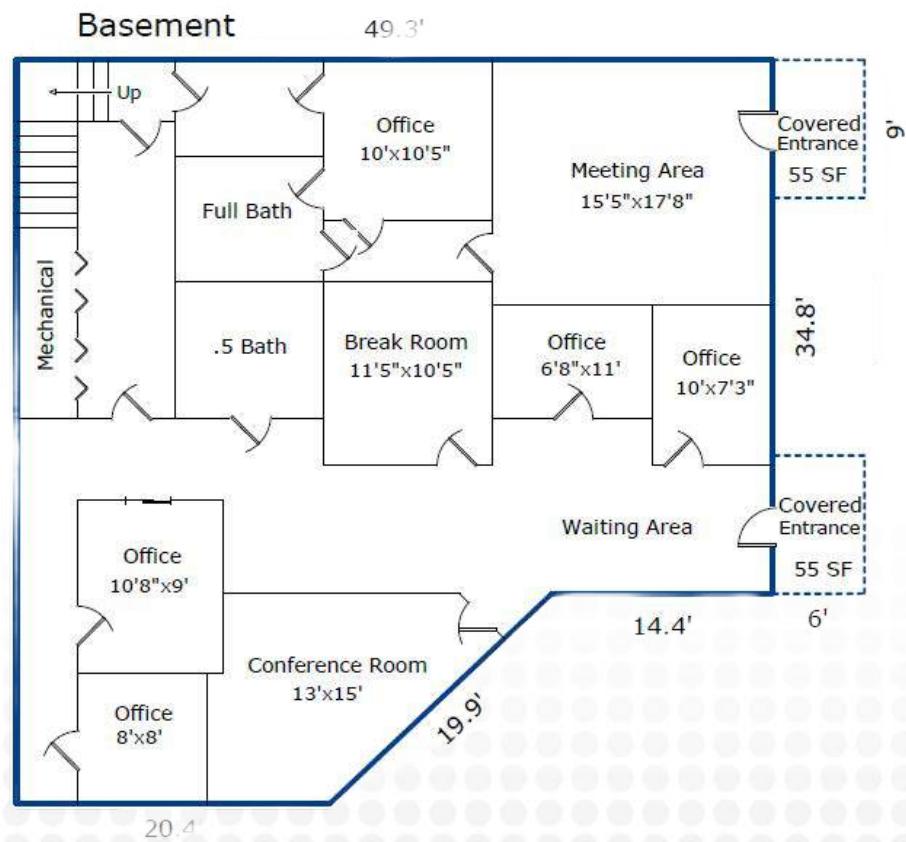
## Current Financial Analysis

Income	Total	\$ PSF
Rental Income	\$90,367	\$14.92
<b>Effective Gross Revenue</b>	<b>\$90,367</b>	<b>\$14.92</b>
Expenses	Total	\$ PSF
Real Estate Taxes	\$5,612.04	\$0.92
Insurance	\$2,820.96	\$0.46
CAM/Landscaping	\$2,400	\$0.39
<b>Total Operating Expenses</b>	<b>\$10,833</b>	<b>\$1.79</b>
<b>NOI</b>	<b>\$79,534</b>	<b>\$13.14</b>





## FLOOR PLAN



Main Level Heated Area = 3,961 SF  
 Basement Level Heated Area = 2,094 SF  
 BUILDING TOTAL HEATED AREA = 6,055 SF

Not Pictured: Attic ( 8' x 94'1" ) = 753 SF



# PLAT





**DUNKIN'**

**Walmart**

**Great Clips**

IT'S GONNA BE GREAT™

**MURPHY USA**

**WAFFLE  
HOUSE**

**fi**  
For  
The

FOOTHILLS INDUSTRIES  
OF McDOWELL COUNTY, INC.



**MISSION  
HOSPITAL**  
McDOWELL

**SUGAR HILL ROAD** ± 18,000 VPD

**ALLERGY PARTNERS OF NC**

**NC RADIATION THERAPY MANAGEMENT**

**MARION MEDICAL CLINIC**

**MCDOWELL FAMILY PRACTICE**

**APPALACHIAN FOOT AND ANKLE ASSOCIATES**

**SUBJECT PROPERTY**

**FAMILY DOLLAR.**



**SUGAR HILL ROAD ± 18,000 VPD**

**SUBJECT PROPERTY**



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PLEASE REACH OUT WITH ANY QUESTIONS:

Call Aaron Kraft - 828-545-9953

[aaron@houseinorderpm.com](mailto:aaron@houseinorderpm.com)