



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



per sq ft
\$148



GLA

±6,052 SF



CAP RATE

8.85%



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

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





BUILDING SIZE

±6,052 SF



CURRENT RENT PSF

\$14.92



IN-PLACE NOI

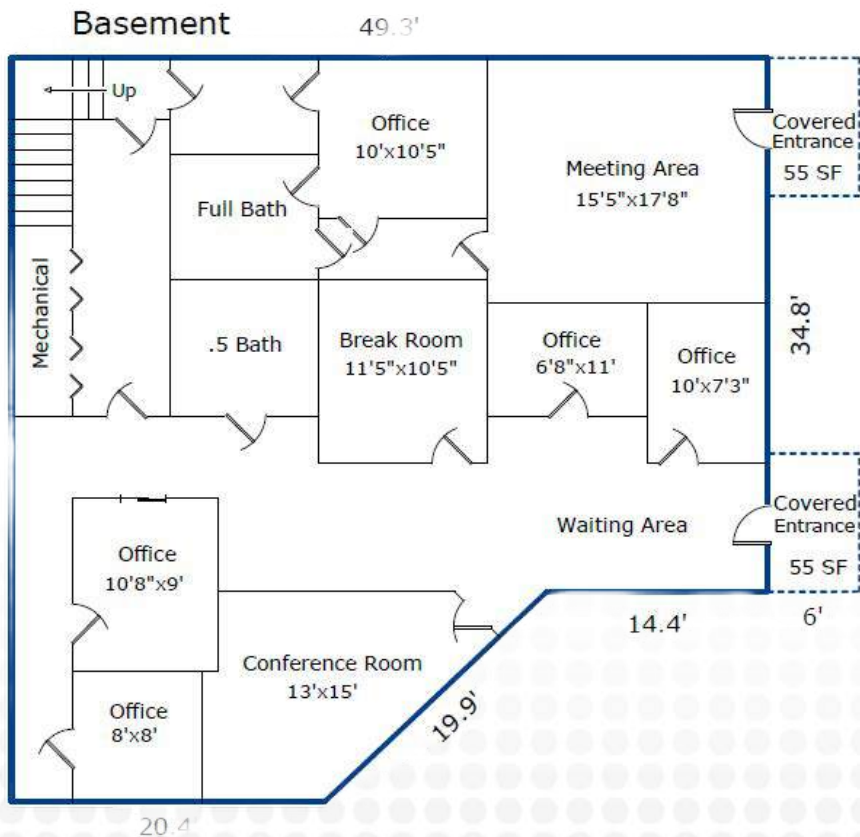
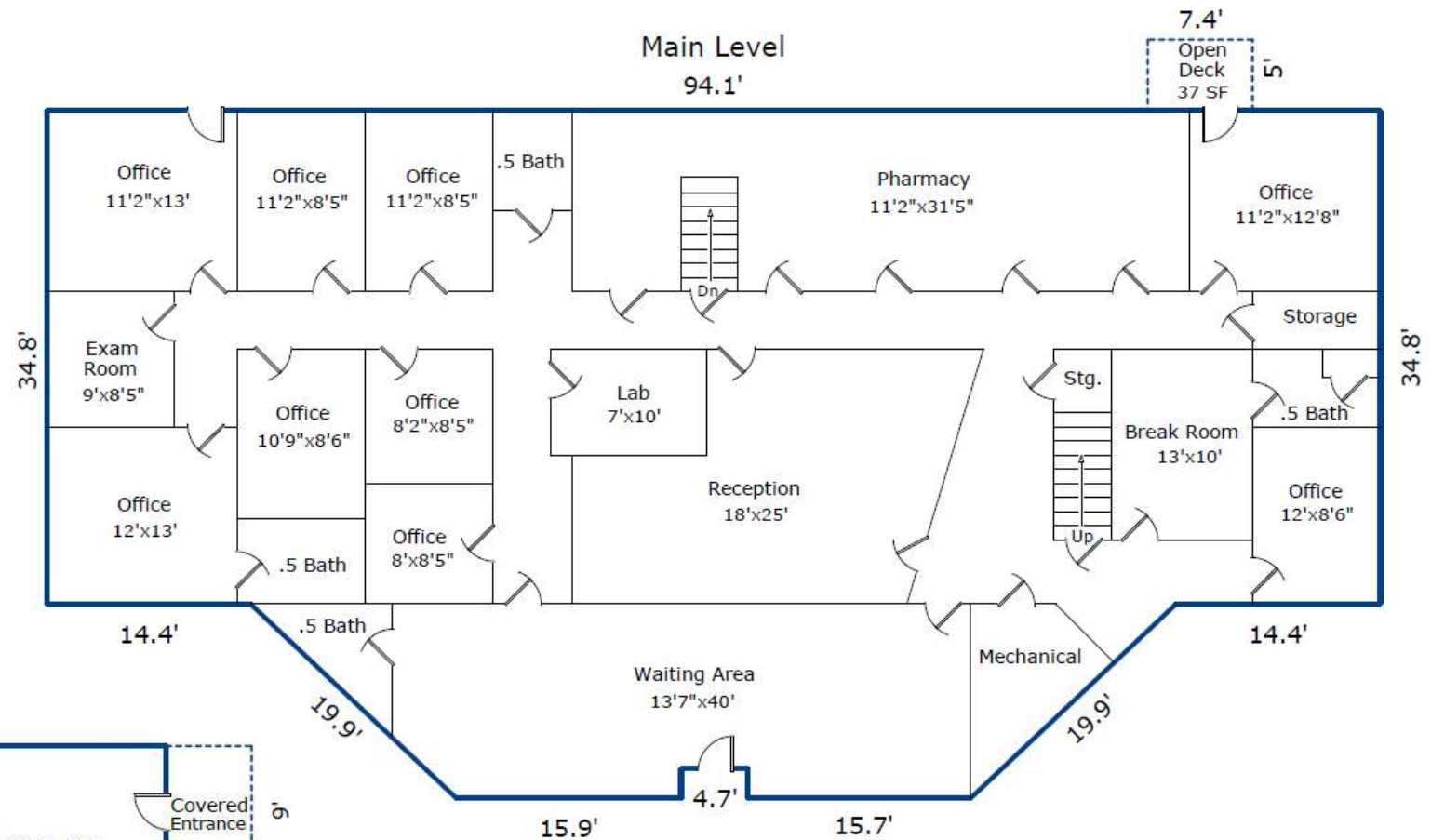
\$79,534

Current Financial Analysis

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

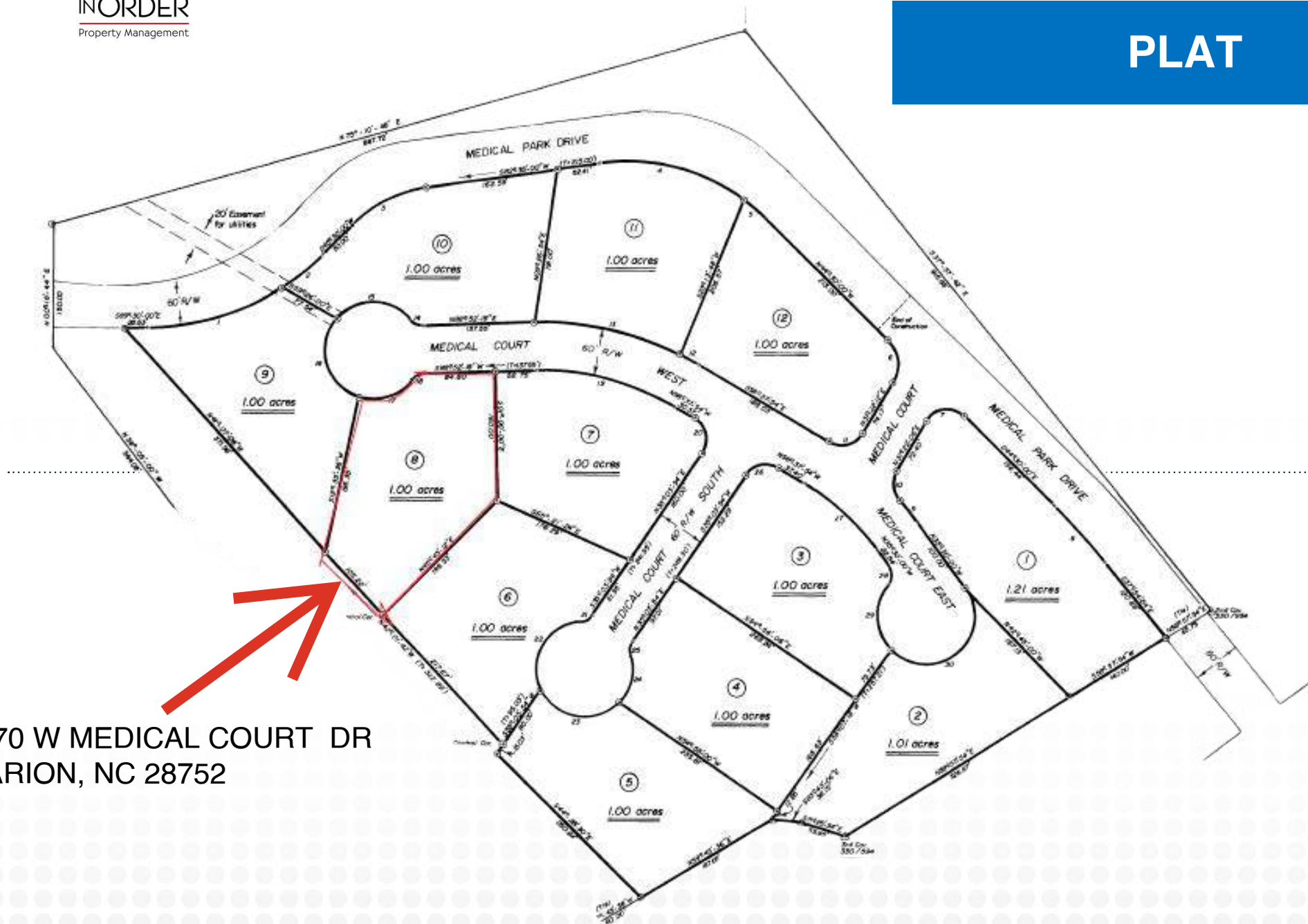


FLOOR PLAN



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



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DUNKIN' **Walmart**

Great Clips
IT'S GONNA BE GREAT!
MURPHY USA

WAFLE HOUSE

fi
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

APPALACHIAN FOOT AND ANKLE ASSOCIATES

MCDOWELL FAMILY PRACTICE

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

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