



Medic One Portfolio

RARE SMALL PRICE POINT MEDICAL ASSETS –
INSULATED BUSINESS MODEL

ARKANSAS & MISSOURI



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Arkansas Broker #PB00078916

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835





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Available for Purchase Individually or Together

PORTFOLIO PRICING

Price	\$2,262,150	
Capitalization Rate	8.00%	
Stabilized Income		
Scheduled Rent	\$180,972	
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$180,972

The subject Medic One may be purchased individually or in conjunction with the other locations. Contact Agent for details and portfolio availability.



MEDIC ONE
Harrisburg, AR
Price: \$270,000 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Trumann, AR
Price: \$280,050 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Walnut Ridge, AR
Price: \$405,000 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Kennett, MO
Price: \$369,600 | Cap Rate: 8.00%

[View Property Here](#)



MEDIC ONE
Poplar Bluff, MO
Price: \$937,500 | Cap Rate: 8.00%

[View Property Here](#)

24/7 Emergency and Non-Emergency Care



15 Locations

ACROSS ARKANSAS AND MISSOURI



Operations & Services

- Medic One, part of WLRC Medical, delivers 24/7 emergency and non-emergency ambulance transport across Arkansas and Missouri
- Crews are trained in Advanced Life Support (ALS) and equipped with modern life-saving technology for high-quality patient care
- Services include emergency response, inter-hospital transfers, wheelchair transport, and medical coverage for community events
- The company prioritizes rapid response times by expanding its fleet and bases throughout its service area

Community & Partnerships

- Headquartered in Jonesboro, Arkansas, Medic One operates more than 15 locations across Northeast Arkansas and Southeast Missouri
- The Community Care Partner Program reduces or eliminates ambulance transport costs for Medicare recipients, privately insured patients, and the uninsured
- The program caps out-of-pocket costs for basic and advanced life support, ensuring affordability and predictability
- Medic One also supports community health by offering training for healthcare providers and public education initiatives

[Tenant Website](#) 



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