

FOR SALE

8,917 SF MEDICAL OFFICE BUILDING | 100% LEASED



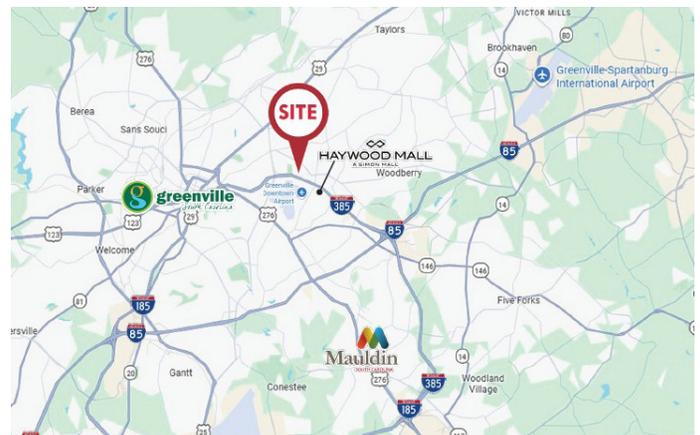
86 VILLA ROAD | GREENVILLE, SC 29615

PROPERTY SUMMARY

Building Area	8,917 SF / 2-Story
Land Acres	±0.99 AC
Year Built/Renovated	1980/2022
Parking	±45 Spaces
Zoning	BG
Price	\$2,825,000
Cap Rate	6.69%
NOI	\$189,218

PROPERTY HIGHLIGHTS

- 100% Leased medical office
- Tenant: Proactive MD Management Services, LLC
- Corporate Guaranteed lease in place for tenant
- Easy ingress and egress
- Plenty of on-site parking
- The interior is built out for medical use
- Building is located in close proximity to residential, retail, and hospital campuses within the Greenville, SC City Limits



W. Scott Jones, SIOR
Shareholder
864 640 2727
sjones@naief.com

John Stathakis, II, CCIM
Senior Associate
864 494 1319
jstathakis@naief.com

Chrestman Rainey, Jr.
Associate
864 569 2575
crainey@naief.com