

FOR SALE - INVESTMENT

434 KIRBY ROAD

KING, NC 27021



MEDICAL OFFICE SALE /
LEASEBACK INVESTMENT

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ABOUT THE TENANT

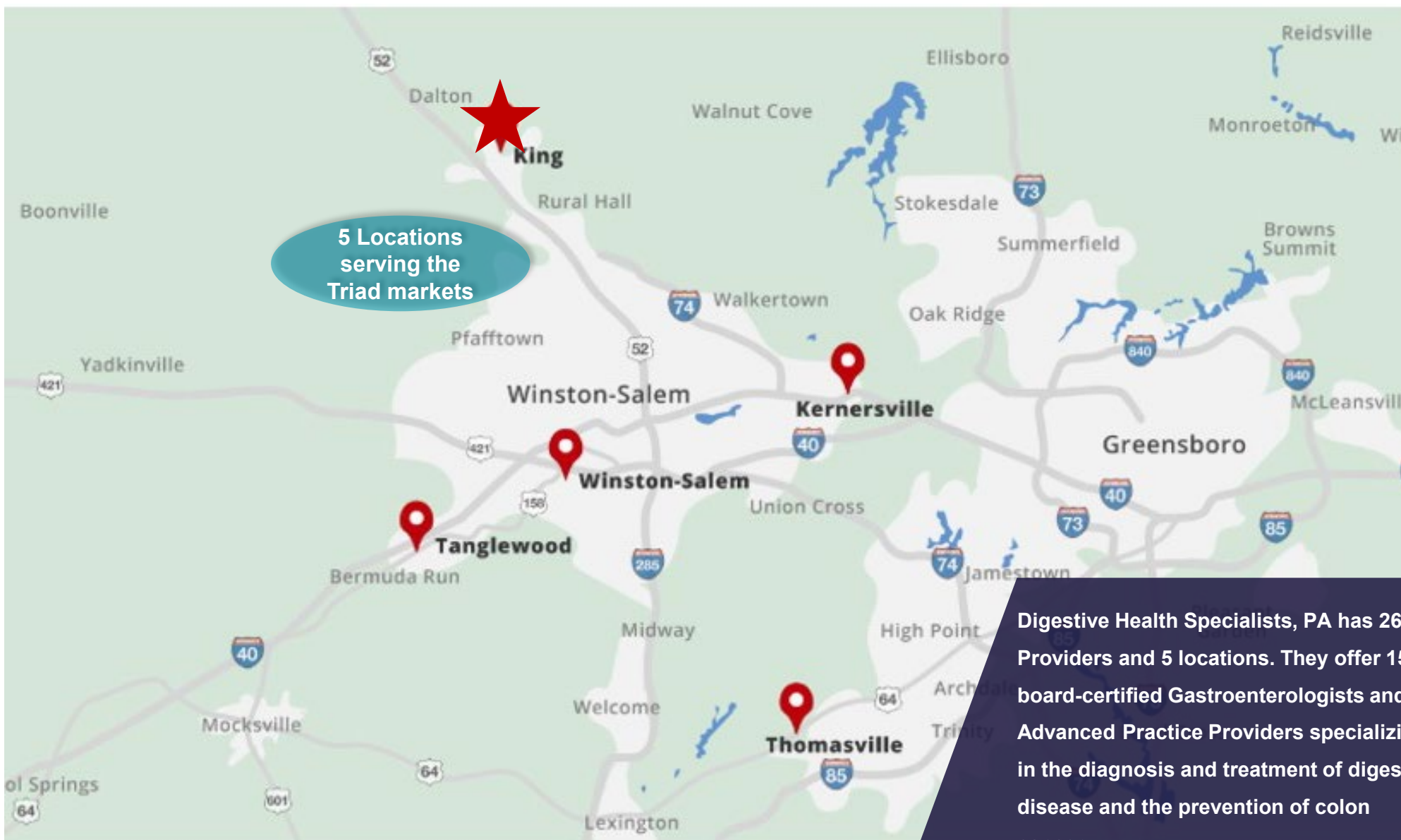
04

THE PROPERTY &
MARKET

07

LEASEBACK TERMS

ABOUT THE TENANT



5 Locations
serving the
Triad markets

Digestive Health Specialists, PA has 26 Providers and 5 locations. They offer 15 board-certified Gastroenterologists and 10 Advanced Practice Providers specializing in the diagnosis and treatment of digestive disease and the prevention of colon cancer.

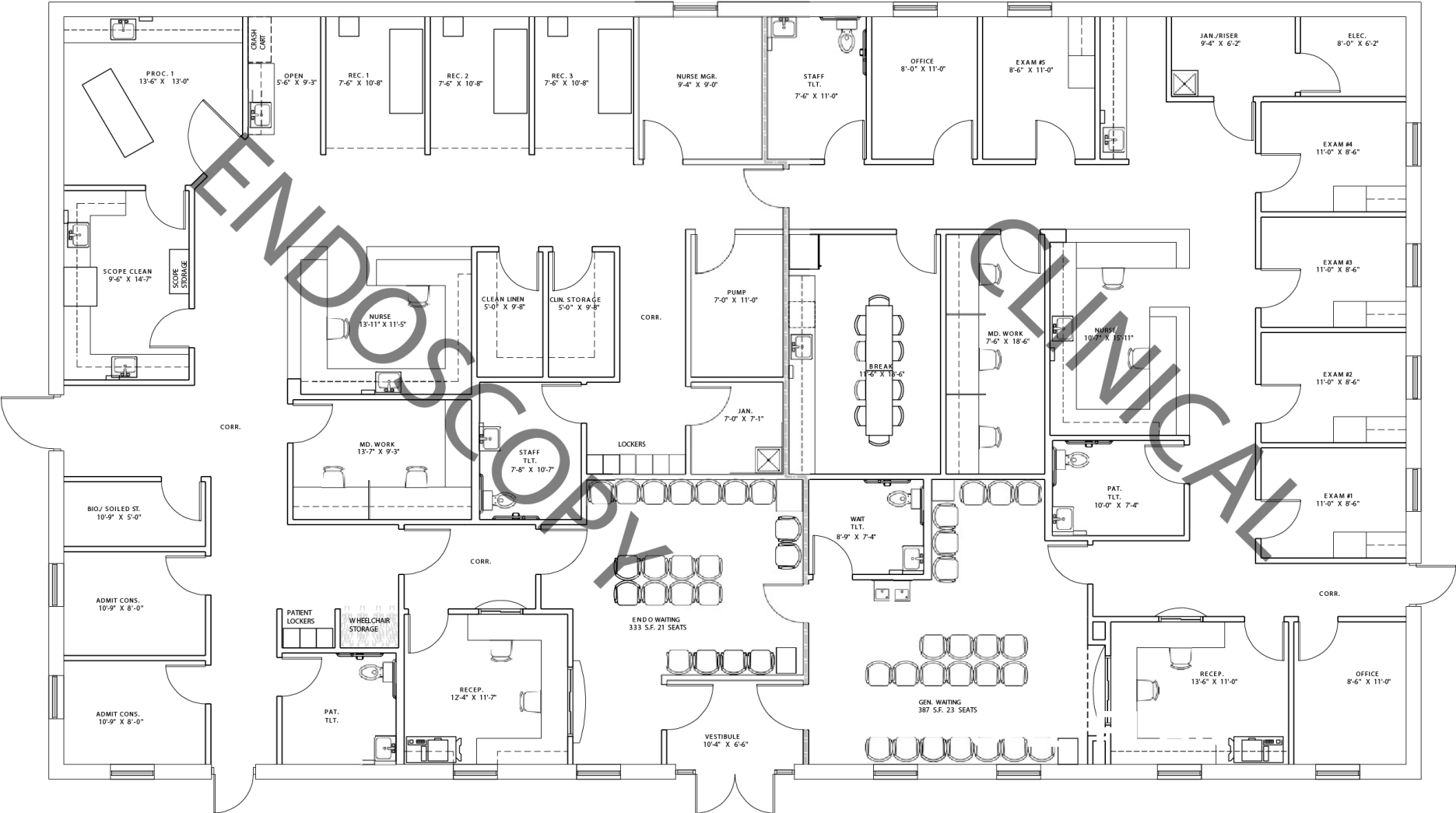
[VIEW WEBSITE](#)

THE PROPERTY & MARKET



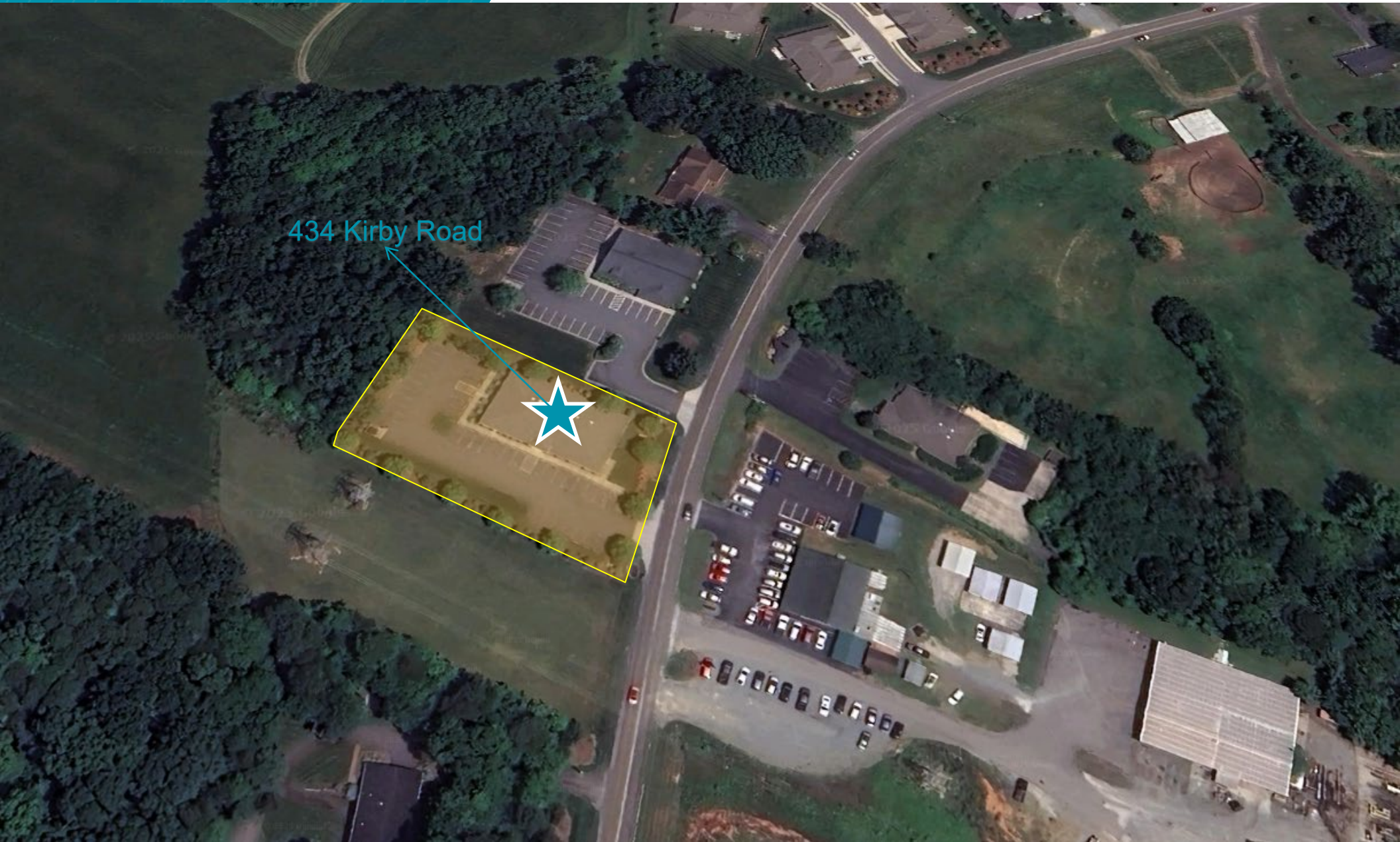
- **Medical Office Investment Sale**
- **Built for the tenant/tenant's use in 2017**
- **Excellent Condition**
- **+/- 6,240 SF located on +/- 1 acre**
- **Single story, standalone medical office property with +/- 37 parking spaces (~6.0/1,000 SF)**
- **Uses include Clinical (~ 3,120 SF) and Outpatient Endoscopy Specialty Services (~3,120 SF)**

FLOOR PLAN

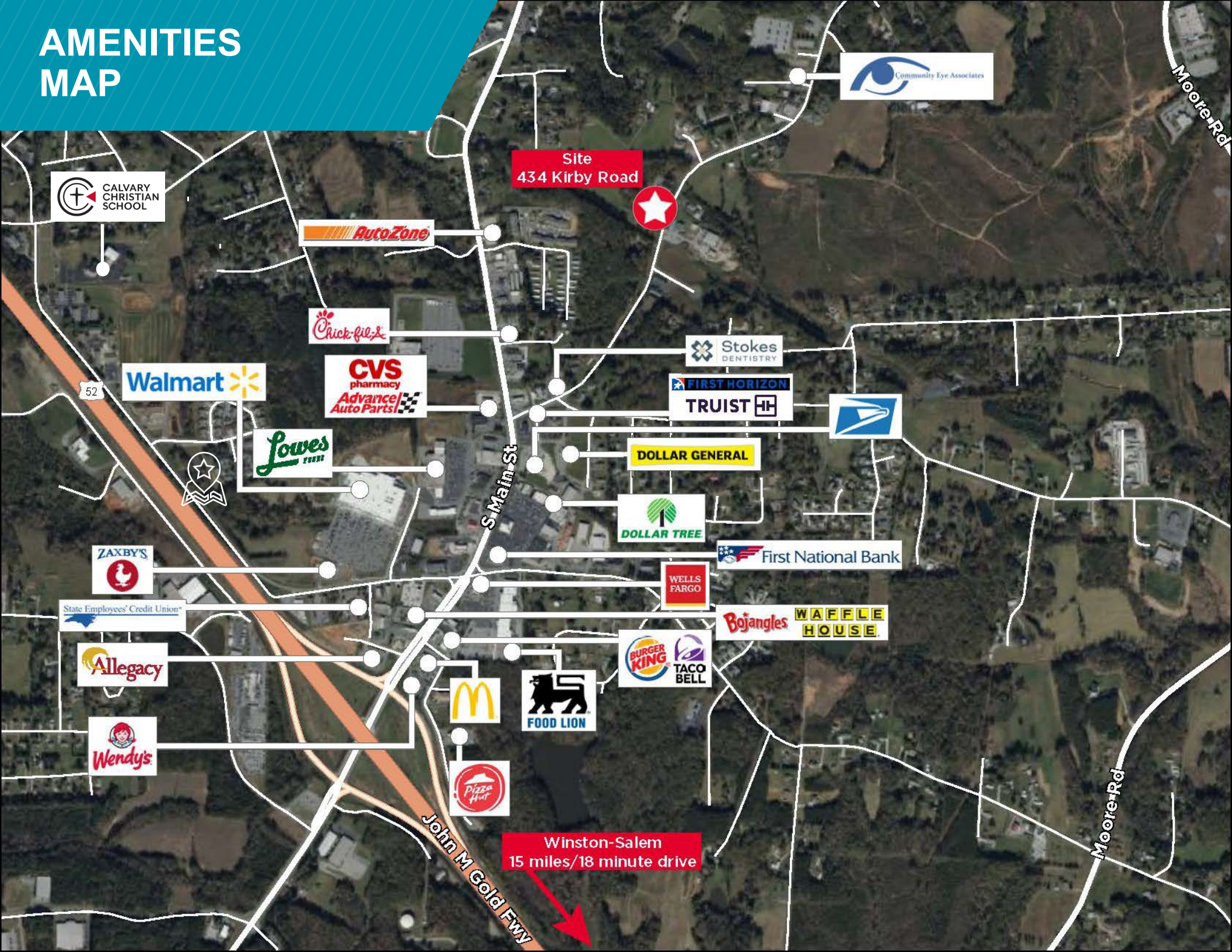


+/- 6,240 SF Single Tenant Medical Office

SITE PLAN



AMENITIES MAP



Site
434 Kirby Road



Winston-Salem
15 miles/18 minute drive

John M Gold Fwy

Moore Rd

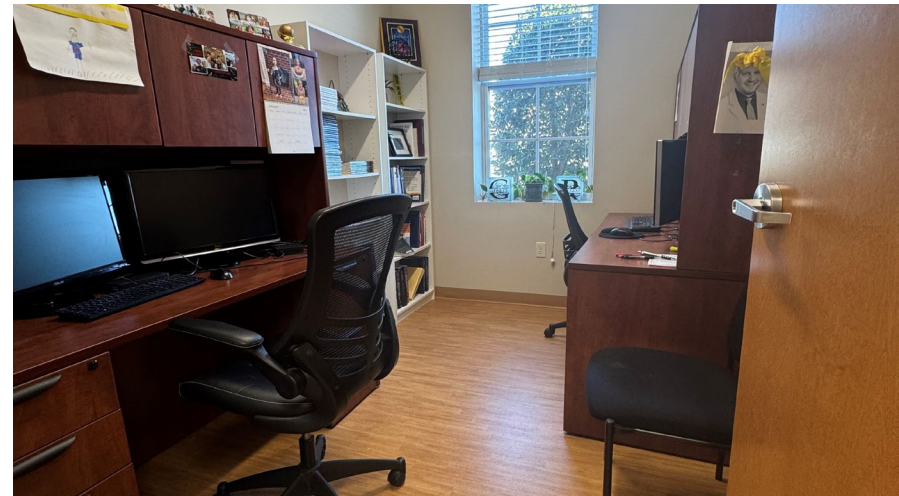
Moore Rd

S Main St

52

LEASEBACK TERMS

- Ten (10) year initial lease term from Closing, with three (3) five (5) year renewal options.
- \$110,000 year 1 annual NNN rent (paid \$9,167 per month)
- Three (3%) annual escalations
- Tenant shall be responsible for all TICAM and Operating Expenses
- Buyer/Landlord shall be responsible for roof, structure, HVAC replacement and parking lot.
- Market to determine Sales Price.





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