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### OFFERING SUMMARY

Sale Price: \$1,900,000

Building Size: 11,010 +/- SF

Land Area: 0.59 +/- AC

Zoning: ON-Office Neighborhood

### PROPERTY DESCRIPTION

Rare single-story freestanding medical office building opportunity in North Wilmington.

### PROPERTY HIGHLIGHTS

- Parking: Cross-easement with adjoining property and variance for relief of medical office parking requirement
- Former ortho practice furniture/equipment available for purchase
- Adjacent building also for sale

### SUITE 1

- 6,810 +/- SF
- Former orthopedic practice suite - vacant
- 9 exam rooms (2 with sinks), large procedure room, x-ray room

### SUITE 2

- 4,200 +/- SF
- Currently leased by Aukmin Diagnostic Imaging
- Buyer choice to extend tenant or vacate suite



## Rich Dudek, SIOR

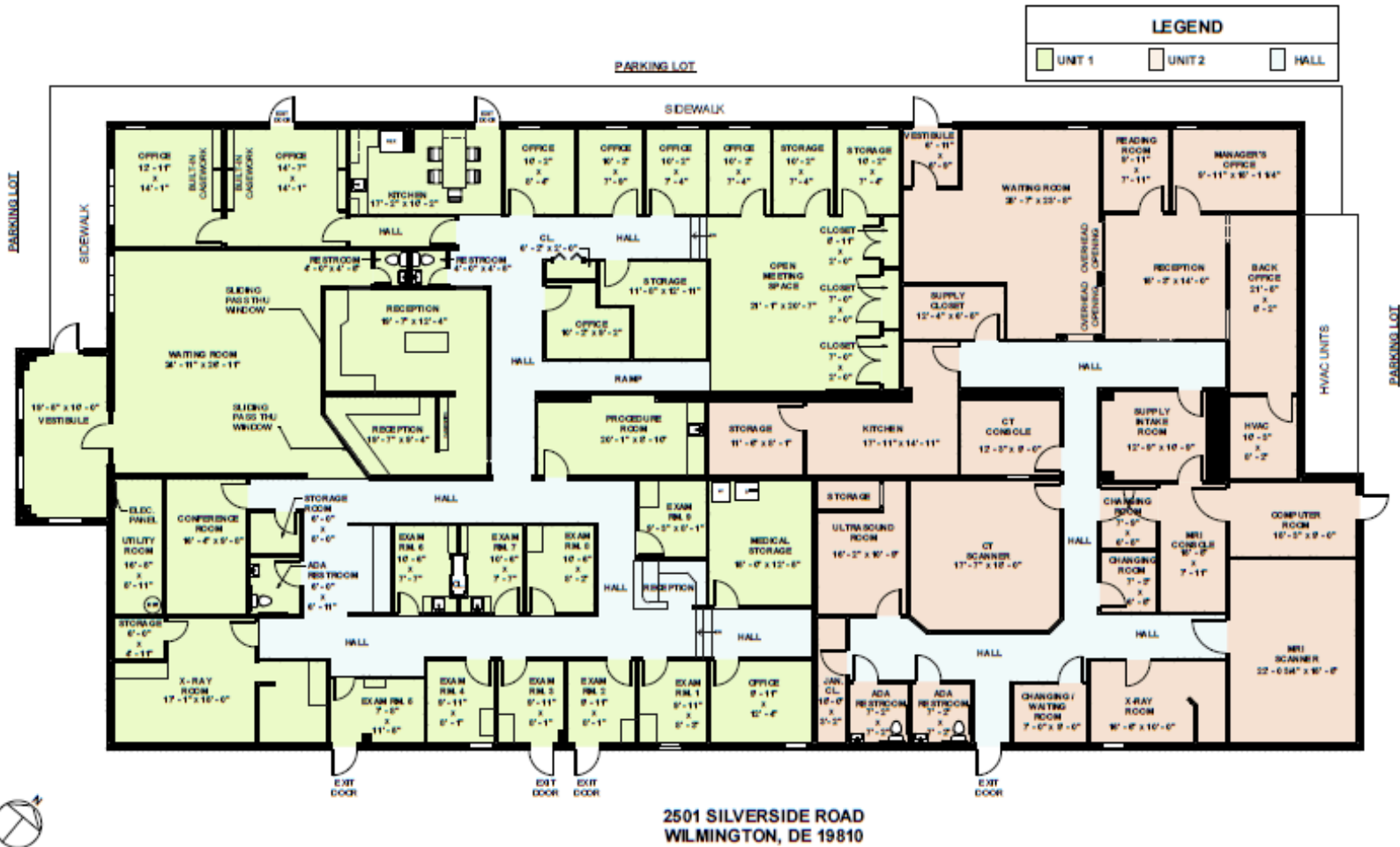
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Suite 1 - 6,810 SF



Suite 2 - 4,200 SF





