

1470 HAMPTON PLAZA DRIVE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



WELL-MAINTAINED OFFICE BUILDING FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Office
AVAILABLE SF ±	8,100
SALE PRICE	\$1,200,000

DESCRIPTION

Excellent owner-operator opportunity to acquire well-maintained office building located off of heavily-trafficked NC Highway 66, between I-40 and Route 421. Property was last utilized as a compounding pharmacy and has been upfitted with high-quality medical office finishes, including stainless cabinetry, non-porous countertops, rolled corner footboards, and several industrial hoods. Building also features several private offices, conference room, break room, and multiple restrooms. A must-see, especially for a medical office user looking to expand or relocate.



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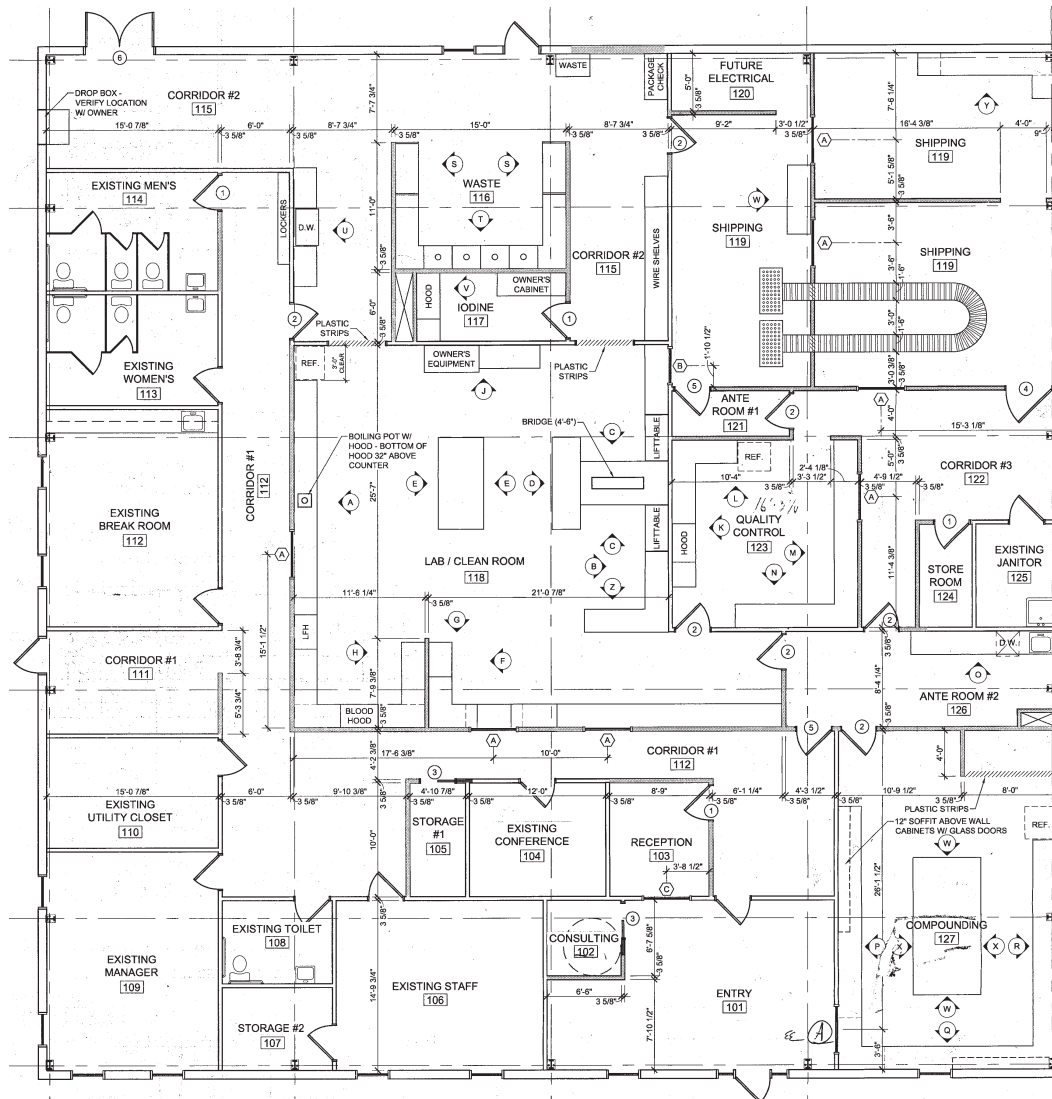
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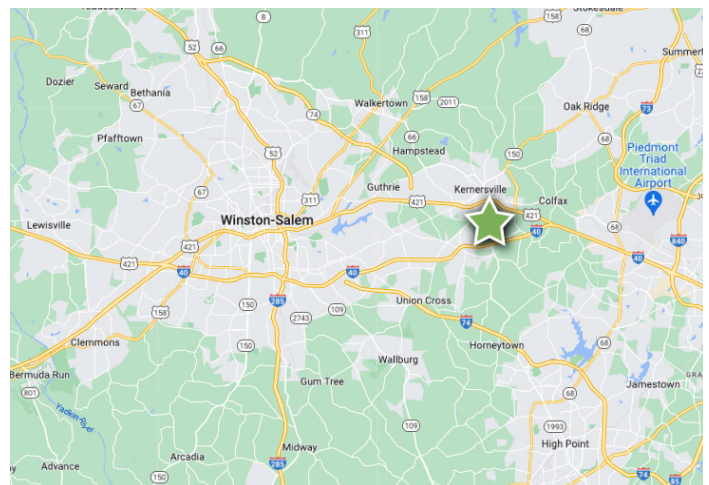
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KEY FEATURES

- Close proximity to heavily-trafficked corridor and Novant Health Kernersville Medical Center
- High-quality medical office finishes and FF&E
- 3 phase/600 amp power
- Great access to multiple highways
- Generator that powers all systems
- **Sale Price: \$1,200,000**



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PROPERTY INFORMATION

PROPERTY TYPE	Office	ROOF	Metal
AVAILABLE SF ±	8,100	PARKING	21 Surface
ACRES	1.42	ZONING	LI-S
YEAR BUILT/REMODELED	2005/2010		

PRICING & TERMS

SALE PRICE	\$1,200,000
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