

1470 HAMPTON PLAZA DRIVE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



WELL-MAINTAINED MEDICAL OFFICE BUILDING FOR SALE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Medical Office
AVAILABLE SF ±	8,100
SALE PRICE	\$1,250,000

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 for any medical office user looking to expand or relocate.



JORDAN COOPER

E Jordan@LTPcommercial.com
M 303.717.3160
P 336.724.1715

CALI RICH

E Cali@LTPcommercial.com
M 857.204.8326
P 336.724.1715

1470 HAMPTON PLAZA DRIVE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

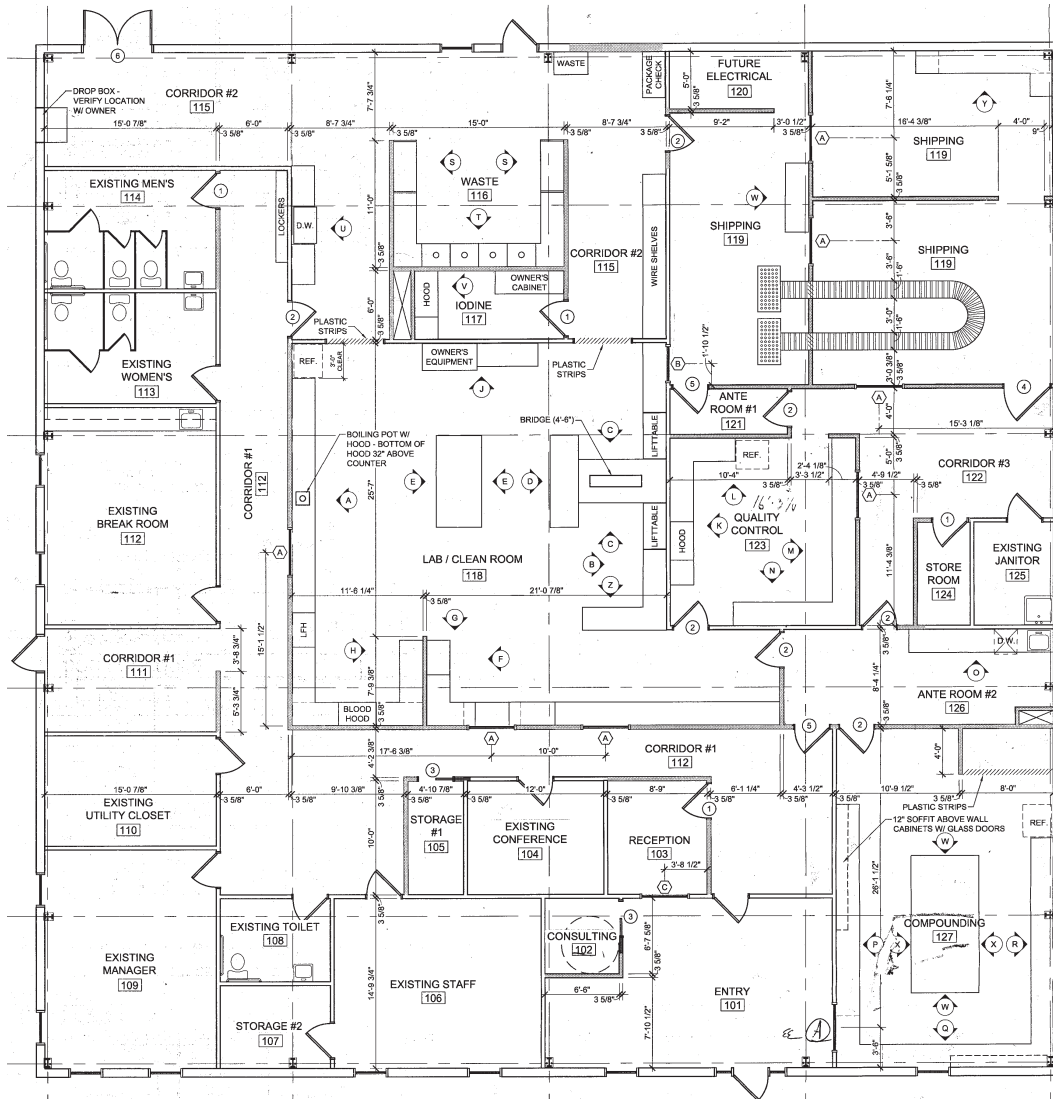
LTPCOMMERCIAL.COM • 336.724.1715

1470 HAMPTON PLAZA DRIVE

FOR SALE | KERNERSVILLE, NC 27284

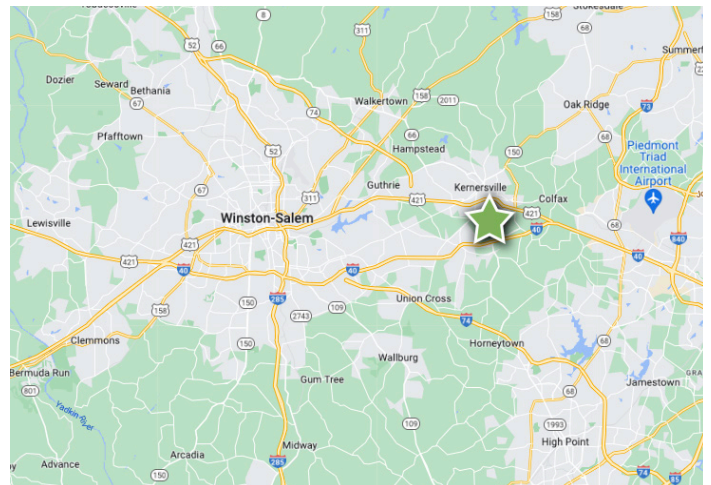
Linville Team Partners

COMMERCIAL REAL ESTATE



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: \$1,250,000**



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715

1470 HAMPTON PLAZA DRIVE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

PROPERTY TYPE	Medical 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 \$1,250,000

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 for any medical office user looking to expand or relocate.

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.



206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

LTPCOMMERCIAL.COM • 336.724.1715