

1470 HAMPTON PLAZA DRIVE

FOR SALE | KERNERSVILLE, NC 27284

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

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

DESCRIPTION

Excellent owner-operator opportunity to acquire well-maintained office building located off of heavily-trafficked NC Highway 66, between I-40 and US-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. Opportunity to utilize historic rear load door. Additional street parking available.



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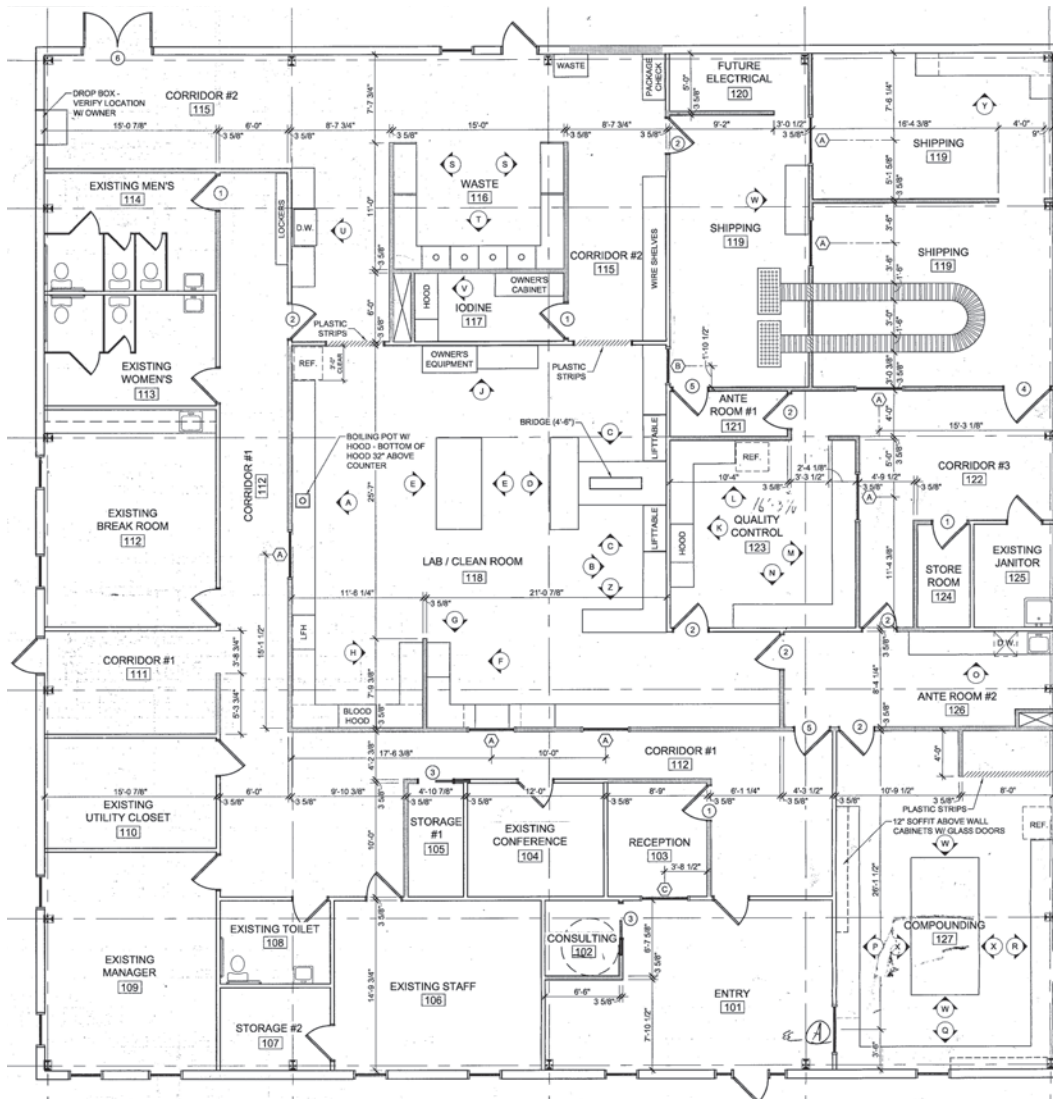
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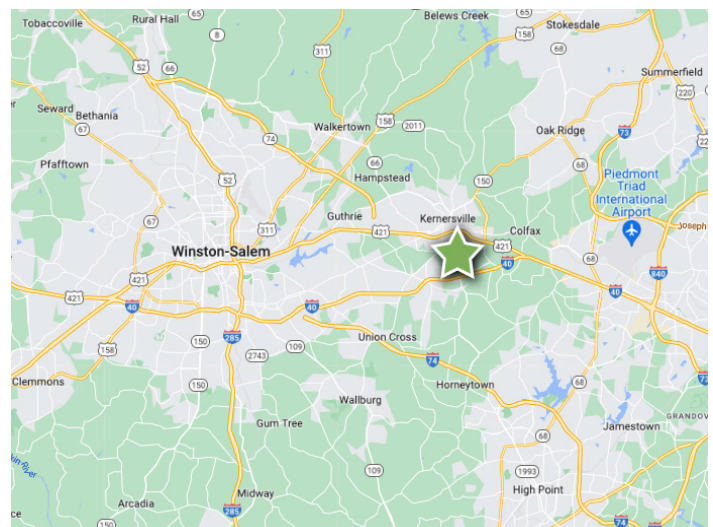
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KEY FEATURES

- 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, 0.5 miles from I-40 and 1.7 miles from US-421
- Generator that powers all systems



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PROPERTY INFORMATION

PROPERTY TYPE	Office	ROOF	Metal
AVAILABLE SF ±	8,100	PARKING	Approx. 30 Spaces
ACRES	1.42	POWER	3 Phase/600 Amps
YEAR BUILT/REMODELED	2005/2010	ZONING	LI-S

PRICING & TERMS

SALE PRICE	\$1,100,000
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