

1470 HAMPTON PLAZA DRIVE

OFFICE BUILDING **FOR SALE**

PROPERTY 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.

PROPERTY HIGHLIGHTS

- 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

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	1.42 Acres
Building Size:	8,100 SF

Cali Rich

857.204.8326
cali@ltpcommercial.com

Aubrey Linville

336.345.7300
aubrey@LTPCommercial.com

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KERNERSVILLE, NC

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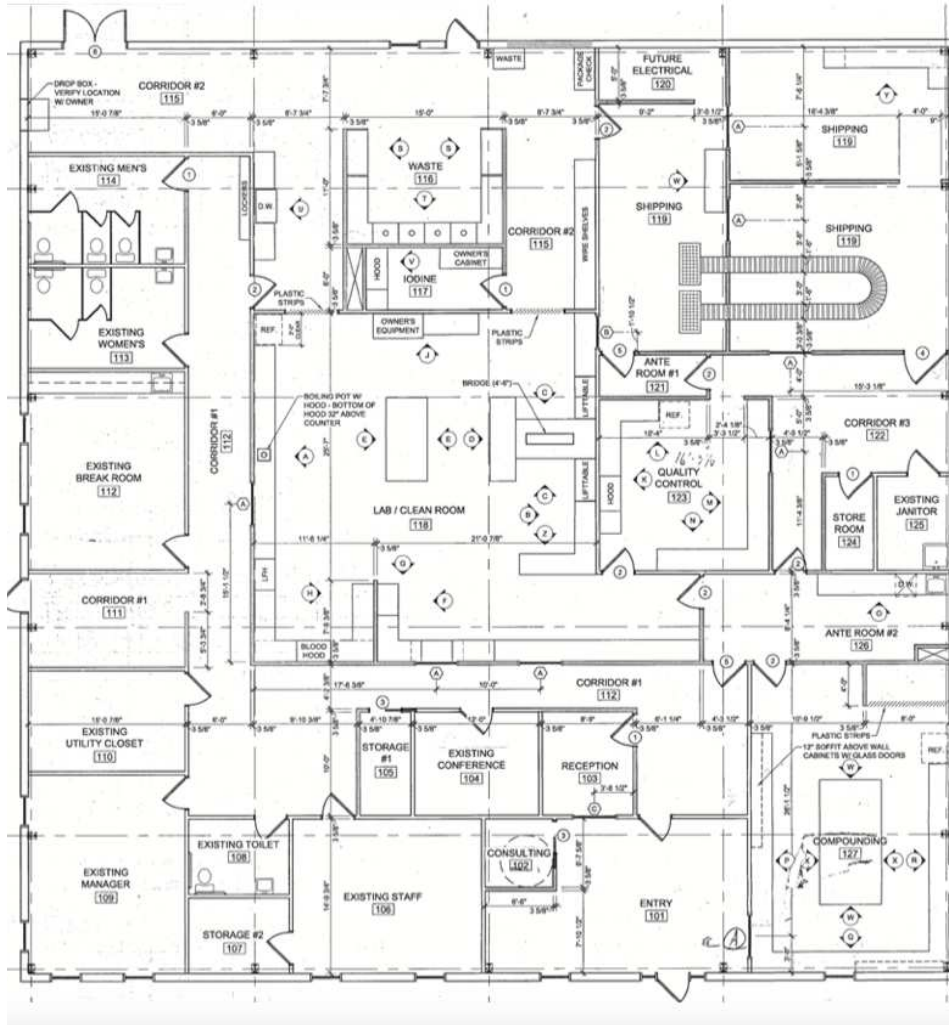
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LOCATION INFORMATION

Street Address	1470 Hampton Plaza Drive
City, State, Zip	Kernersville, NC 27284

PROPERTY INFORMATION

Property Type	Office
Zoning	LI-S
Lot Size	1.42 Acres
Property Use	Owner / User
Power Description	3 Phase/600 Amps
Building Size	8,100 SF
Year Built	2005
Year Last Renovated	1981
Number of Parking Spaces	15
Parking Type	Surface
Roof	Metal

**SALE PRICE:** \$1,050,000

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