



ECU Health Oncology: 7.5% Cap Rate

Medical Office Building **For Sale**

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ECU HEALTH ONCOLOGY

MEDICAL OFFICE BUILDING **FOR SALE**



PROPERTY DESCRIPTION

5 Year NNN ECU Health Oncology clinic located in close proximity to ECU Health's Hospital in Ahoskie, NC. This $\pm 2,200$ SF medical building includes a purpose-built concrete radiation vault making the facility mission critical to their Oncology services in the region. The specialized buildout reinforces the property's long term operational importance to the tenant and is difficult and very expensive to replicate.

OFFERING SUMMARY

Address	301 Academy Street Ahoskie, NC 27910
Sale Price	\$661,000
Building Size	$\pm 2,200$ SF
NOI	\$49,565.16
Cap Rate	7.5%
Lease Type	NNN
Lease Expiration	December 14, 2030
Rent Escalations	1.5%
Renewal Options	Two 5-Year
Tenant	ECU Health

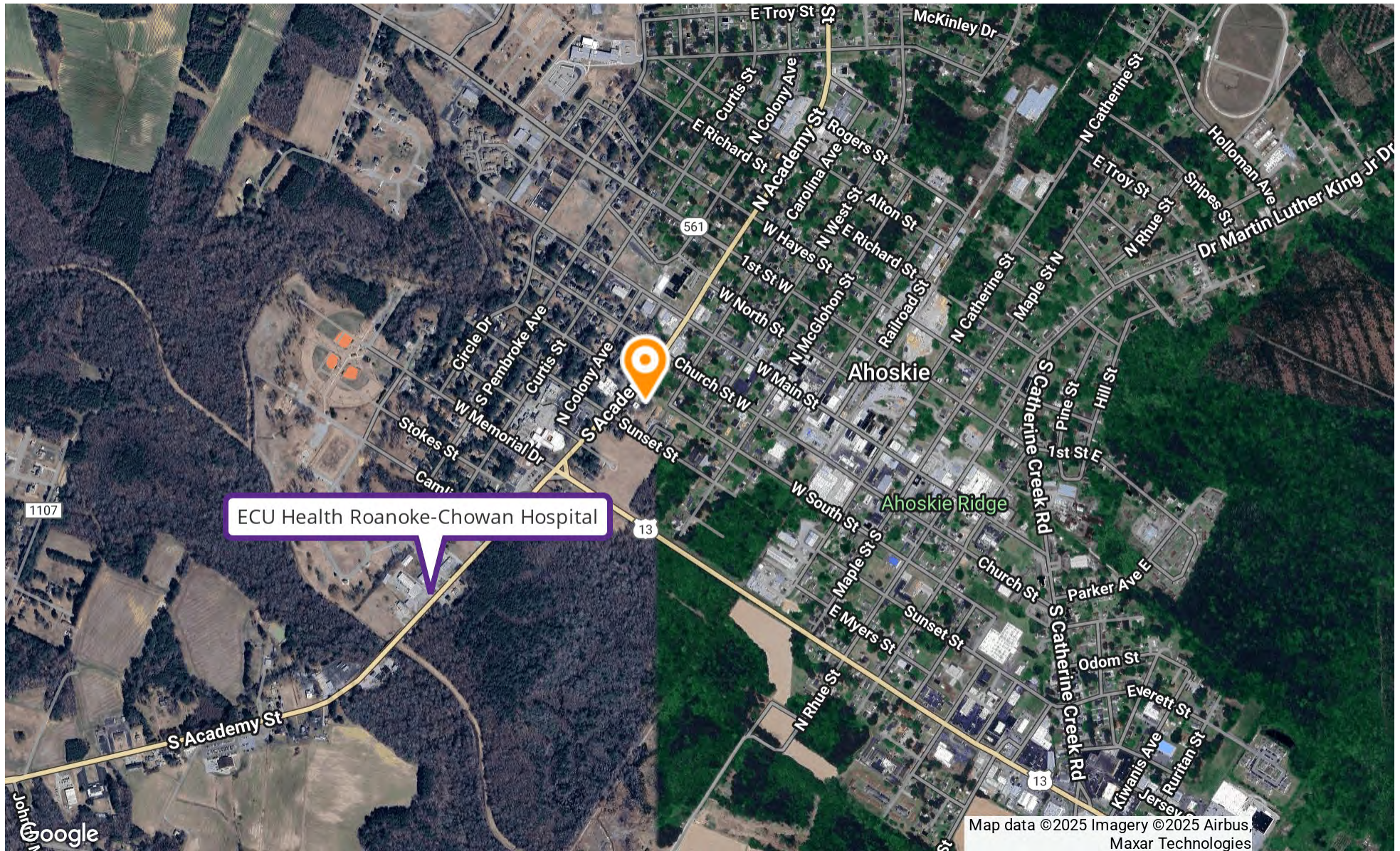
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ABOUT ECU HEALTH

From day one, ECU Health has always been to help the people of eastern North Carolina live their healthiest lives. Their best lives. They are determined to reach the farthest parts of our communities to provide high-quality care. In the neighborhoods they serve, they are committed to addressing social issues that can affect the quality of health and life. Issues like nutrition, and education. ECU Health is the result of hearts and minds brought together with purpose and opportunity.

ECU Health has award-winning medical facilities that are as diverse as their locations – from the flagship academic medical center in metro Greenville to community hospitals in charming small towns.

MISSION: To improve the health and well-being of eastern North Carolina.

VISION: To become the national model for rural health and wellness by creating a premier, trusted health care delivery and education system.



TENANT HIGHLIGHTS

- ECU HEALTH WAS FOUNDED IN 1997
- THERE ARE MORE THAN 180 LOCATIONS ACROSS NORTH CAROLINA, INCLUDING 9 HOSPITALS
- ONE OF THE MOST PROGRESSIVE NOT-FOR-PROFIT HEALTH CARE SYSTEMS, ECU HEALTH REACHES MORE THAN 1.4 MILLION PEOPLE ACROSS 29 COUNTIES
- VIDANT HEALTH BECAME ECU HEALTH IN JANUARY 2022 AFTER A JOINT OPERATING AGREEMENT WAS ANNOUNCED BETWEEN ECU AND THE HOSPITAL SYSTEM

AHOSKIE, NC

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Linville | Team Partners
COMMERCIAL REAL ESTATE



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