

# Medical Office Building



## FOR SALE | 1421 West Baddour Parkway, Lebanon, TN 37087

- 10,350 SF on 1.53 acres
- Recent updates include 7 new HVAC units and new roof
- Interior recently painted and refurbished
- Very well maintained
- Easily demised to (1) 6,950 SF and (2) 1,700 SF spaces
- Built in 1993 for the existing tenant, Women's Health Center
- Currently in year 25 of a 99-year ground lease
- Women's Health Center is the premier OB/GYN center for Wilson and surrounding counties
- Current tenant is negotiable on renewing or vacating
- Located on the Lebanon Community Health / Vanderbilt Medical Center Campus
- Current NOI is \$114,000 (8.44% cap on ask price)

**\$1,350,000**  
SALE PRICE

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Accelerating success.







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Contact us:

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