

63 Monticello Rd

63 Monticello Rd, Weaverville, NC 28787



Listing ID: 30590468
Status: Active
Property Type: Office For Sale
Office Type: Medical
Gross Land Area: 7.80 Acres
Sale Price: \$3,600,000
Unit Price: \$254.26 PSF
Sale Terms: Undisclosed
Nearest MSA: Asheville
County: Buncombe
Tax ID/APN: 974303626200000
Zoning: R-3
Property Use Type: Vacant/Owner-User
Class of Space: Class B
Gross Building Area: 14,159 SF
Building/Unit Size (RSF): 14,159 SF
Cap Rate: 6.8%
Year Built: 1982



Overview/Comments

Established primary care medical facility serving north Asheville, NC since 1982. Acquired by Mission Hospital (HCA Healthcare) in 2017 with a new 10-year NNN lease. The combination of an unsurpassed location, an in-place creditworthy income stream, long-term tenancy, growing population and low medical vacancy rates should contribute to increased market rental rates and provide the successful purchaser with a solid long-term investment. Offering provides an ideal low risk investment for wealth preservation, estate planning, 1031 exchange and solid long-term return.