

FORT MILL PROFESSIONAL PARK - SUITE 220

1698 HWY 160 W, SUITE 220 FORT MILL, SC 29708

Randy Graham Managing Director 803.325.1000 randy.graham@svn.com

Property Summary





OFFERING SUMMARY

Sale Price:	\$700,000
Avg. 5 Year NOI:	\$51,289 (Based on current CAM)
2018 Taxes:	\$21,310
Condo Association Dues:	\$7,911
Building Size:	5,119
Zoning:	BD-III
Market:	Charlotte
Submarket:	Fort Mill
Price / SF:	\$136.75

PROPERTY OVERVIEW

Subject is a multi-tenant, 2 story building with 10 office condo's. The condo is a fully upfitted medical office with 9 exam rooms, 4 offices, 3 restrooms, large filing area, lab, nurses station, storage area, medical records racks and break room.

PROPERTY HIGHLIGHTS

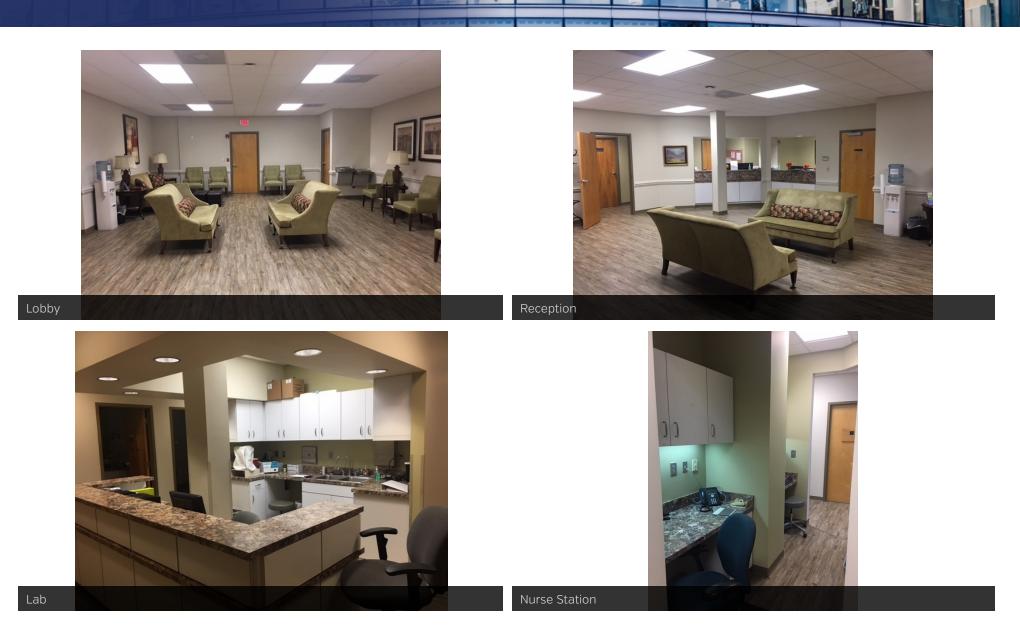
- +/- 5,119 RSF Medical Office Condominium
- 3 year lease to Carolina Urology Partners started 8/1/17
- 9 Exam Rooms, 4 Offices, 3 Restrooms, Break Room
- Located On Hwy 160, Less Than 1/2 Mile From I-77
- Fully renovated Fall 2017

FORT MILL PROFESSIONAL PARK - SUITE 220 | 1698 HWY 160 W, SUITE 220 FORT MILL, SC 29708

SVN | Southern Commercial Real Estate, LLC | Page 2

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



FORT MILL PROFESSIONAL PARK - SUITE 220 | 1698 HWY 160 W, SUITE 220 FORT MILL, SC 29708

SVN | Southern Commercial Real Estate, LLC | Page 3

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos





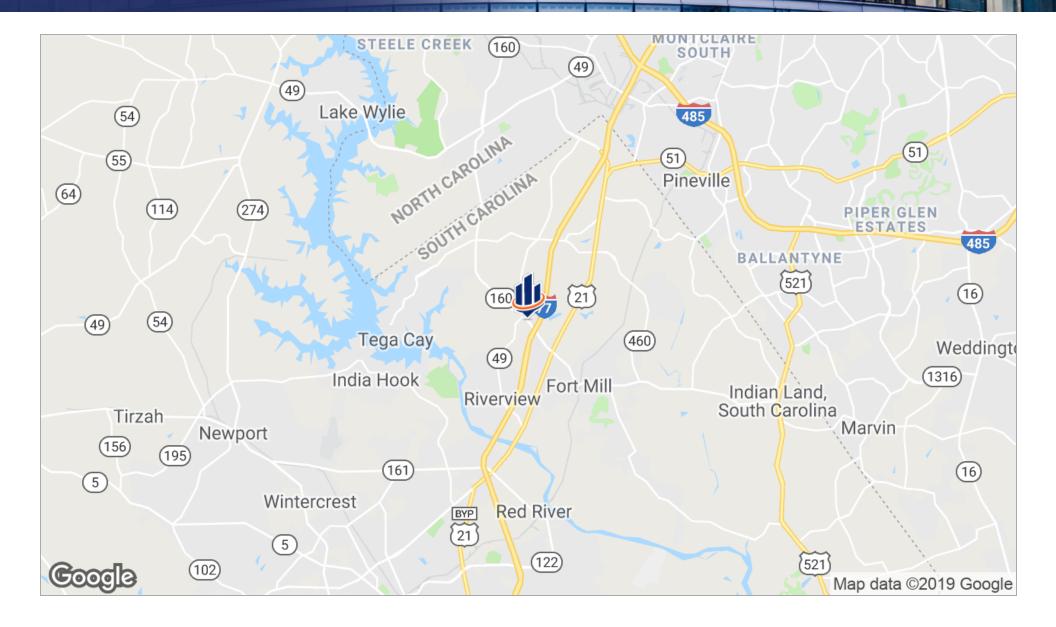
Exam Room

FORT MILL PROFESSIONAL PARK - SUITE 220 | 1698 HWY 160 W, SUITE 220 FORT MILL, SC 29708

SVN | Southern Commercial Real Estate, LLC | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location Maps



Floor Plans

