



FOR LEASE

CBCSUNCOAST.COM

NET LEASED MEDICAL OFFICE CONDO FOR SALE

107 Mica Ave, Unit B, Morganton, NC 28655

AVAILABLE SPACE: 6,000 SF*

ASKING PRICE: \$1,200,000

Mark Johnson
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OFFERING SUMMARY

Sale Price:	\$1,200,000
Unit Size:	6,000± SF*
Year Built:	2004
Year Renovated:	2007
Zoning:	O&I (Office & Institution)

PROPERTY DESCRIPTION

Medical office condo net leased by Blue Ridge Healthcare for sale. Blue Ridge has been a tenant since 2014 and has recently signed another lease extension.

Seller indicates existing up fit, which was built to Medicare standards, would be close to \$2M to build new.

Potential that other condo owner (total of two units) would be willing to sell as well. They are an owner/occupant and were the original developers of the property.

Please contact listing broker for Confidentiality Agreement to get further details.

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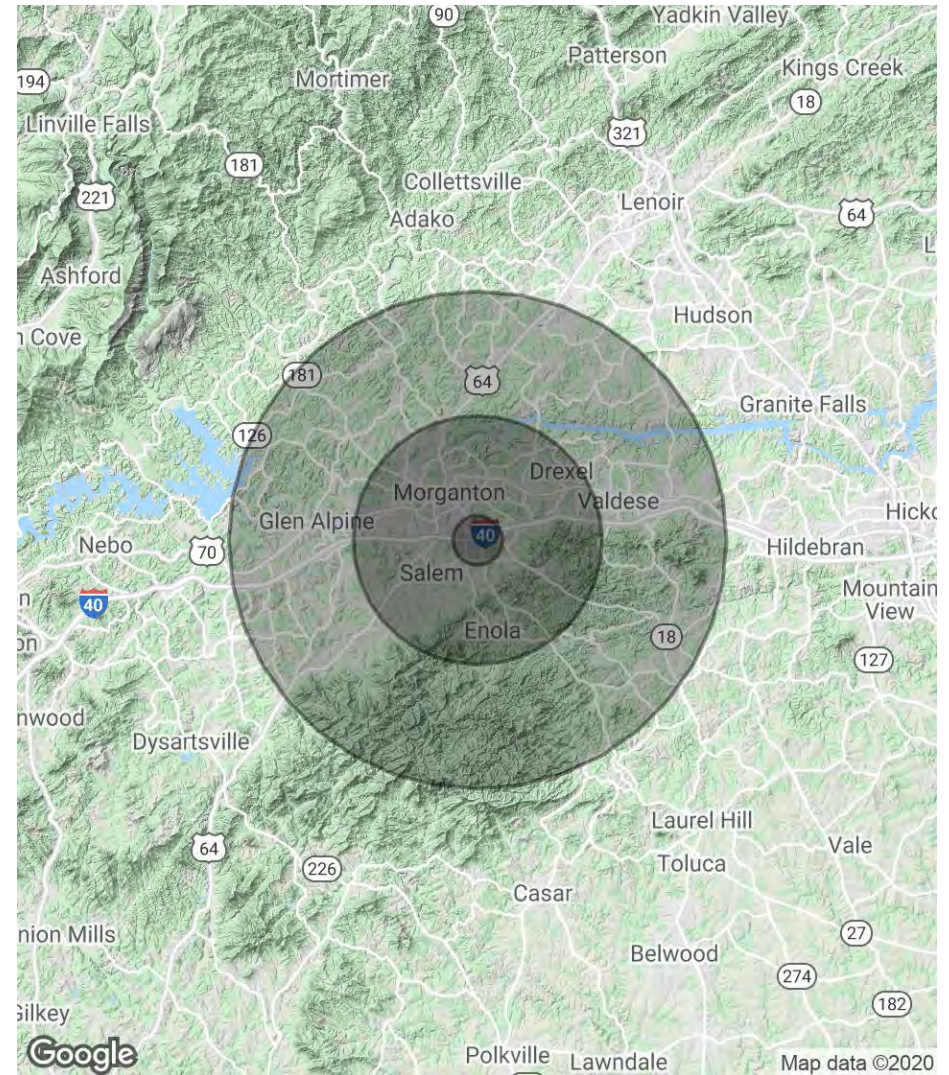
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,355	34,941	76,149
Average age	37.0	38.8	39.8
Average age (Male)	34.6	36.5	38.2
Average age (Female)	41.6	42.5	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	491	13,330	9,251
# of persons per HH	2.8	2.6	2.6
Average HH income	\$43,530	\$46,647	\$49,256
Average house value	\$141,029	\$157,886	\$145,467

*Demographic data derived from 2010 US Census



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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.