

Medical Office Building Investment - Owner Financing Now Available!



414 Greenbelt Dr, Maryville, TN 37804

Listing ID:	30390787
Status:	Active
Property Type:	Office For Sale
Office Type:	Medical
Gross Land Area:	0.60 Acres
Sale Price:	\$1,200,000
Unit Price:	\$167.27 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	057D C 030.02
Zoning:	CENTRAL BUSINESS DISTRICT SUPPORT
Property Use Type:	Investment
Class of Space:	Class B
Building/Unit Size (RSF):	7,174 SF
Cap Rate:	8.6%
Property Visibility:	Excellent
Year Built:	1978
Parking Type:	Surface



Overview/Comments

Children's Hospital has signed a new 3 year NNN lease. Children's has been operating in this location for 25 years. Cap Rate is 8.6% and ROIC is 12.0% based on advertised purchase price. Owner is responsible for roof, HVAC, and exterior.

Traditional medical building set up with sick and well waiting rooms, reception, billing offices, nurses stations, lab area, dictation booths, 15 exam rooms (most with sinks), xray room, large library with break area, locker room, kitchen, several doctor's offices, storage closets, and restrooms. 33 parking spaces. See attached floor plans.

Property over looks the Maryville Greenbelt and has views to the Smoky Mountains!

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