

Income Investment Property Medical Office – Hospital Lease

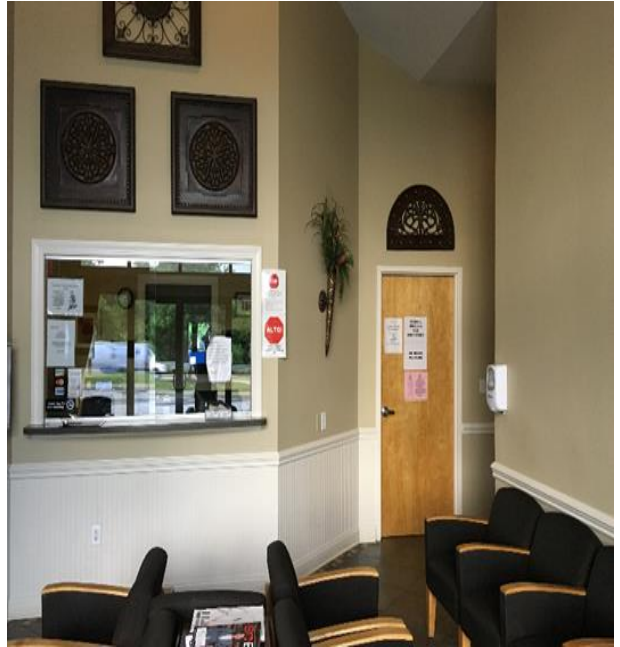
150 D Street (Highway 14)
Greer, SC 29651

SITE ANALYSIS
COMMERCIAL SALES
DEVELOPMENT



SALE PRICE: \$1,500,000.00

- 5255 ± Sq. Ft. Medical Office space located on Hwy. 14 in Greer, SC
- Situated on 1.37 ± acres – plenty of room to expand
- Currently leased by Spartanburg Regional Health District (Hospital).
- Tenant's lease expires 3/31/1018 but has occupied premises since 2010.
- Tenant has two additional 1 year terms until 3/31/2020
- Taxes & insurance paid 100% by tenant
- Current rental income: \$98,215/yr.
- Tenant repairs subject to maximum amount \$500/annually.



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Spartanburg County Tax Map#: 9-07-09-048.00



SUBJECT

