

MEDICAL OFFICE FOR LEASE OR SALE

1328 Patterson St. & Fosteria Ln. (Vacant Lot)



PRICE: \$2,235,000 Sale
\$18.85 NNN

FLOOR PLAN REFLECTS
BUILDING SF AS: 5,280+/- sf

CITY: Monroe

COUNTY: Union

AREA: Monroe (near hospital)

ZONING: OM (Office Medical)

EXPENSES: 2022 RE Taxes \$2.36 psf,
Insurance \$.20 psf

UTILITY PROVIDERS: City of Monroe

TAX RECORDS REFLECT
ACREAGE AS: 1.79+/-

TAX PARCEL IDS:
09-197-025D-1328 Patterson St (.95+/-acres)
09-197-051-Fosteria Lane (.84+/-acres)

YEAR BUILT: 1995

FLOORS: 2

FENCING: No

SPRINKLERS: No

ENVIRONMENTAL: No Information
Available

COMMENTS: -To Be Delivered Vacant
-Located in Opportunity Zone

B E R T O L I N A

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