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1,575 SF Office Condo

For Sale - Sale/Leaseback Option

197 Medical Park Road | Suite 201 | Mooresville, NC 28117

Asking Price:

\$595,000

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Specifications

Address:	197 Medical Park Road, Mooresville, NC 28117 Suites 201
Site Area:	1.31 Acres
Condo Square Footage:	1,575 SF
Tax Parcel ID:	4646-81-9290.000 (Iredell County)
Year Built:	2005
Status:	Condominium building with two owners, FNB (12,261 SF) and local CPA (approximately 1,575 SF).
Parking:	52 Spaces
Zoning:	CMX Corridor Mixed-Use
Drive-Thru Lanes:	5 Lanes
Additional Information:	12,261 SF Office Condos on 1st & 2nd Floor are also available FOR SALE for \$1,959,000 (\$160 PSF).
Leaseback:	Lease currently in place with \$2,300/Month + TICAM through June 30, 2021.

Contact us:

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Area Demographics



Current Population (2018)

1 Mile: 4,735
3 Miles: 31,062
5 Miles: 84,310



Average Household Income (2018)

1 Mile: \$97,318
3 Miles: \$93,562
5 Miles: \$102,554

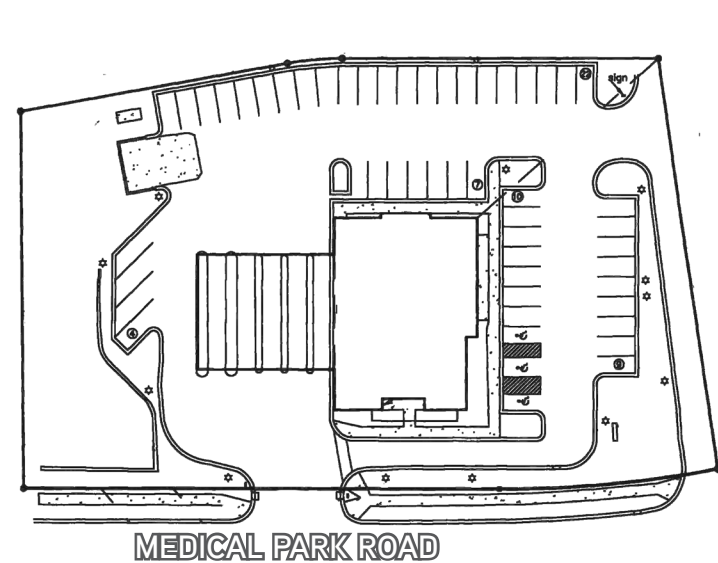


Traffic Counts (2018)

27,000 VPD
Charlotte HWY 21



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*Suite 101 & 202:

Available For Sale
12,261 SF Total
Asking Price of \$1,959,000 or \$159.77 SF

Suite 201

Available For Sale Separately with current lease in place
1,575 SF Total
Asking Price of \$595,000

SUITE 101
FIRST FLOOR
5,483 SF

SUITE 202
SECOND FLOOR
6,823 SF

SUITE 201
SECOND FLOOR
1,575 SF

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