



7,542 SF OFFICE / MEDICAL SPACE

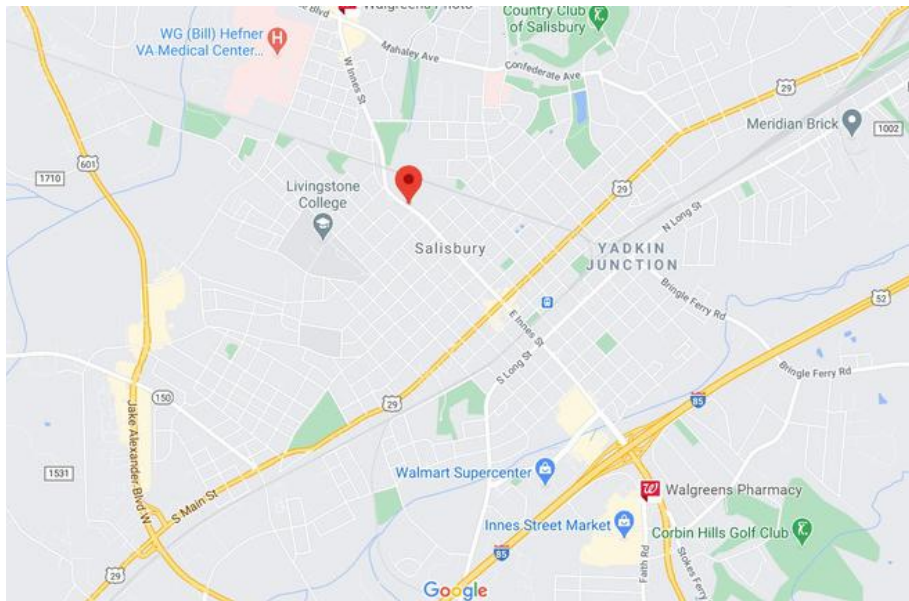


FOR SALE

812 West Innes Street | Salisbury, NC 28144

Newly renovated office / medical building located in the heart of Salisbury, close to I-85. ProMed Health occupies entire first floor. Behavioral Health tenant on second floor with new seven-year lease. Income producing and flexible future use for an investor. Current NOI \$70,195 with potential for revenue growth in established market.

- **ASKING PRICE \$1,500,000**
- **NEWLY REMODELED - FLEXIBLE USE**
- **.74 ACRES**
- **CMX ZONING (MIXED USE)**
- **100% OCCUPIED - 5+ YEARS ON TERM**
- **DEDICATED DRIVE OFF MAIN CORRIDOR THROUGH SALISBURY**



ADDITIONAL SPECIFICATIONS

- *Great visibility along main thoroughfare in Salisbury*
- *Built in 1967; renovations throughout in 2019*
- *External / Private 2nd floor access*
- *Direct access to I-85, Catawba College, Downtown Salisbury*
- *84,000 VPD within 3 mile radius*



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REAL ESTATE ADVISORS