

## 1431 Bypass 72 NE Greenwood, SC 29649

National medical tenant investment opportunity

<b>Property Type</b>	Investment
<b>Status</b>	Sold
<b>Sale Price</b>	\$880,000
<b>Acreage</b>	+/- 0.71 Acre(s)
<b>Square Feet</b>	+/- 2,647 Square Feet
<b>Zoning</b>	General Commercial
<b>County</b>	Greenwood
<b>Tax Map</b>	6856-084-838



### AGENT CONTACT



GARY KIRBY

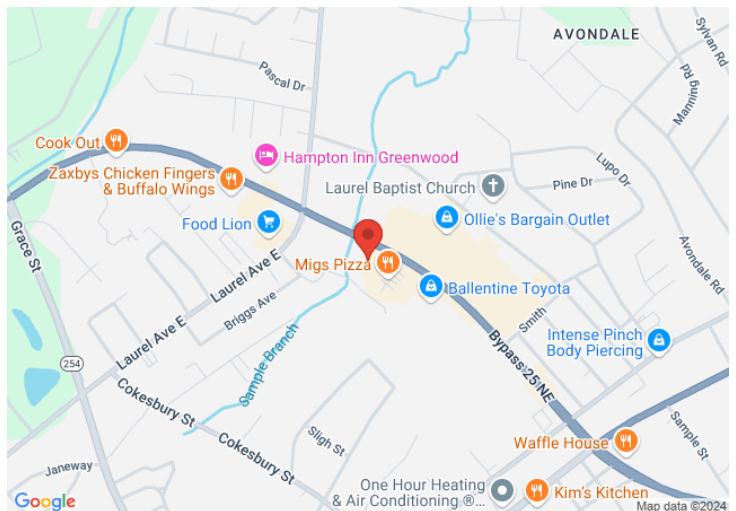
[gkirby@kdscaine.com](mailto:gkirby@kdscaine.com)

**O:** 864-242-4200

**M:** 864-650-5556

### PROPERTY FEATURES

- New 5 year NNN lease in place with extensions by national credit tenant, Affordable Dentures. <https://www.affordabledentures.com/office/greenwood/>
- \$66,000 NOI
- 7.5% Cap Rate
- Located on primary retail corridor in Greenwood, SC
- Building constructed in 2002
- Utilities onsite include water, power, sewer, and gas
- .63 miles northeast from the intersection of Bypass 72 NE and Reynolds Ave.



*All information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it. It is also subject to change without notice.*

340 Rocky Slope Rd., Suite 302, Greenville, SC 29607

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# AERIAL VIEW



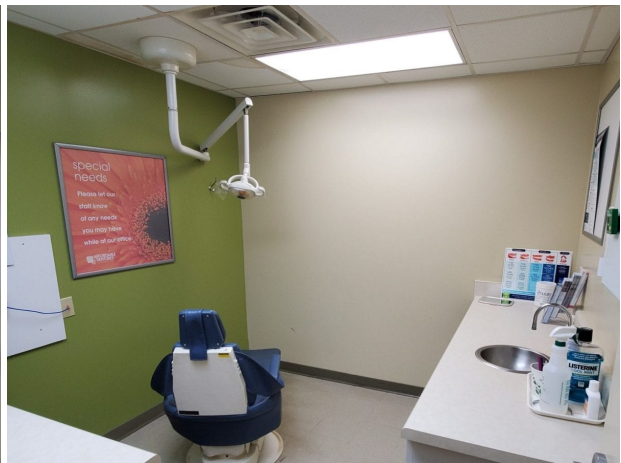
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# PHOTOS



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