SINGLE TENANT MEDICAL OFFICE INVESTMENT OPPORTUNITY

702 North A Street | Easley, SC OFFERING PRICE: \$624,500



- <u>+</u>3,680 sf single tenant facility
- Health System Credit Tenant
- New 5 year lease with option
- Extensive renovations to facility

Contact |

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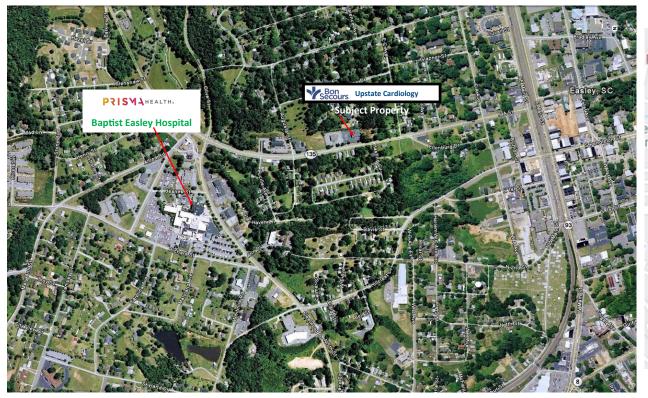
The information contained in this Offering Memorandum (the "Memorandum") has been obtained from various sources, which include detailed personal study of the subject property. Our best efforts have been utilized to verify and document all data obtained. However, such data is based on information obtained from sources other than our own direct knowledge. Thus, we are not responsible for any inaccuracies contained herein, and we do not warrant or represent that the data herein set forth is accurate or complete.

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KDS Commercial Properties is proud to present for sale a ±3,678 SF single tenant medical office facility located at North A Street in downtown Easley, South Carolina adjacent to the Baptist Medical Center Easley campus. This medical facility is home to a very stable and well established cardiology group which is part of the Mercy Bon Secours St. Francis Health System. The property has undergone an extensive renovation which includes a new roof, a new parking lot, extensive interior enhancements.

- New 5 year NNN lease with a 3 year renewal option
- Current NOI: \$51,520 with 2% annual escalations
 - Cap Rate In-Place: 8.25%





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