

SINGLE TENANT MEDICAL OFFICE INVESTMENT OPPORTUNITY

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

- ±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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KDS Commercial Properties is proud to present for sale a $\pm 3,678$ 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%



