

AVAILABLE

Highway 9 – INVESTMENT PROPERTY

Veterans Outpatient Clinic - Spartanburg, SC

Site Analysis

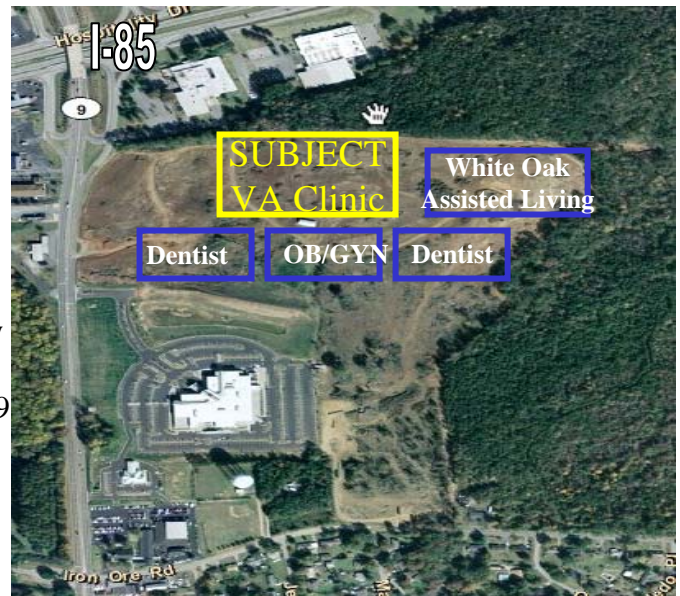
Commercial Sales

Development



SALE PRICE: \$3,700,000

- 13,913± sq. ft. building on 2.29± acres
- 10 year lease guaranteed by the US Government (Department of Veteran Affairs)
- No termination clause allowed in lease document
- NOI Approximately \$231,651.45 – year 1
- NOI increases 4% per year beginning year 2 & every year thereafter
- New construction– Tenant occupied November 2009
- Ability to enlarge facility 50% when expansion is needed
- Located in prominent Northgrove Medical Park in Spartanburg, SC



Stuart Smith & Co.

Commercial Real Estate Services

Stuart L. Smith, BIC

324 E. St. John Street
PO Box 6249
Spartanburg, SC 29302
O – 864-585-4424
C – 864-316-3284
Fax - 864-585-4414
Email – Stuart@stuartsmithandcompany.com

SPENCER/HINES
Properties

Andy Hayes/Ben Hines, CFP, CCIM

380 S. Pine Street
Spartanburg, SC 29302
Tel 864.583.1001 Cell – 864-706-0189
Fax 864.585.6188
ahayes@spencerhines.com
benhines@spencerhines.com
www.spencerhines.com

CCIM Institute
COMMERCIAL REAL ESTATE

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.