

Logo
Brokerage Name

MEDICAL OFFICE

Address
City, State
FOR SALE





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EXECUTIVE SUMMARY

Brokerage Name



Building Lobby



Building Main Entrance



Office Suite 130 Entrance

Property Information

- **Address:**
- **Condominium**
- **Total SF:** 5,102 SF
- **Currently Leased at:** \$17.50 Full-Service
- **Available:** September 1, 2024
- **Purchase Price:** \$485,000
- **Price Per/SF:** \$95.06
- **Owner financing available upon request.**
- **Furniture and phone system also available.**

Property Overview

This 5,102 square foot medical office condominium (Suite 130) is located adjacent to the main entrance of this two-story building known as _____ located at _____ Scity, State..

The property is located across the street from _____ Regional Medical Center. All occupants of this professional building are medical professionals engaged in specialties such as cardiology, gastroenterology, oncology, cardiovascular disease and internal medicine.

Parking includes 93 spaces around the building and 78 spaces in the adjacent overflow lot.

Furniture for doctor's offices, staff and waiting room and phone system are available. Refer to "Furniture & Phone System" section for additional details.



ADDITIONAL DETAILS

Brokerage Name



Receptionist's Window



Practice Management



Doctor's Office (1 of 5)



Waiting Room (15.4' x 27.3')



Exam Room (1 of 12)



Exam Room Sink

Property Information

- Statement of interest.
- **Total SF:** 5,102 SF
- **Current Lease Rate:** \$17.50 Full-Service (includes taxes, insurance, maintenance and utilities. (Equivalent to \$13 NNN rate.)
- **Estimate occupancy to be September 1, 20__**
- **Furniture and phone system available.**

Leasing Details

Space is currently leased to a medical practice that has chosen not to renew. Estimated available date is September 1, 2024,

Note to investors: The monthly rental rate of \$7,440.41 includes utilities, property taxes, maintenance, and insurance. Current tenant is paying a monthly service fee of \$600.00 for janitorial services.

Parking includes 93 spaces around the building and 78 spaces in the adjacent overflow lot.

Any or all furniture for doctor's offices, staff areas and waiting room and phone system are available without additional charge.



DRONE VIEW OF SUBJECT

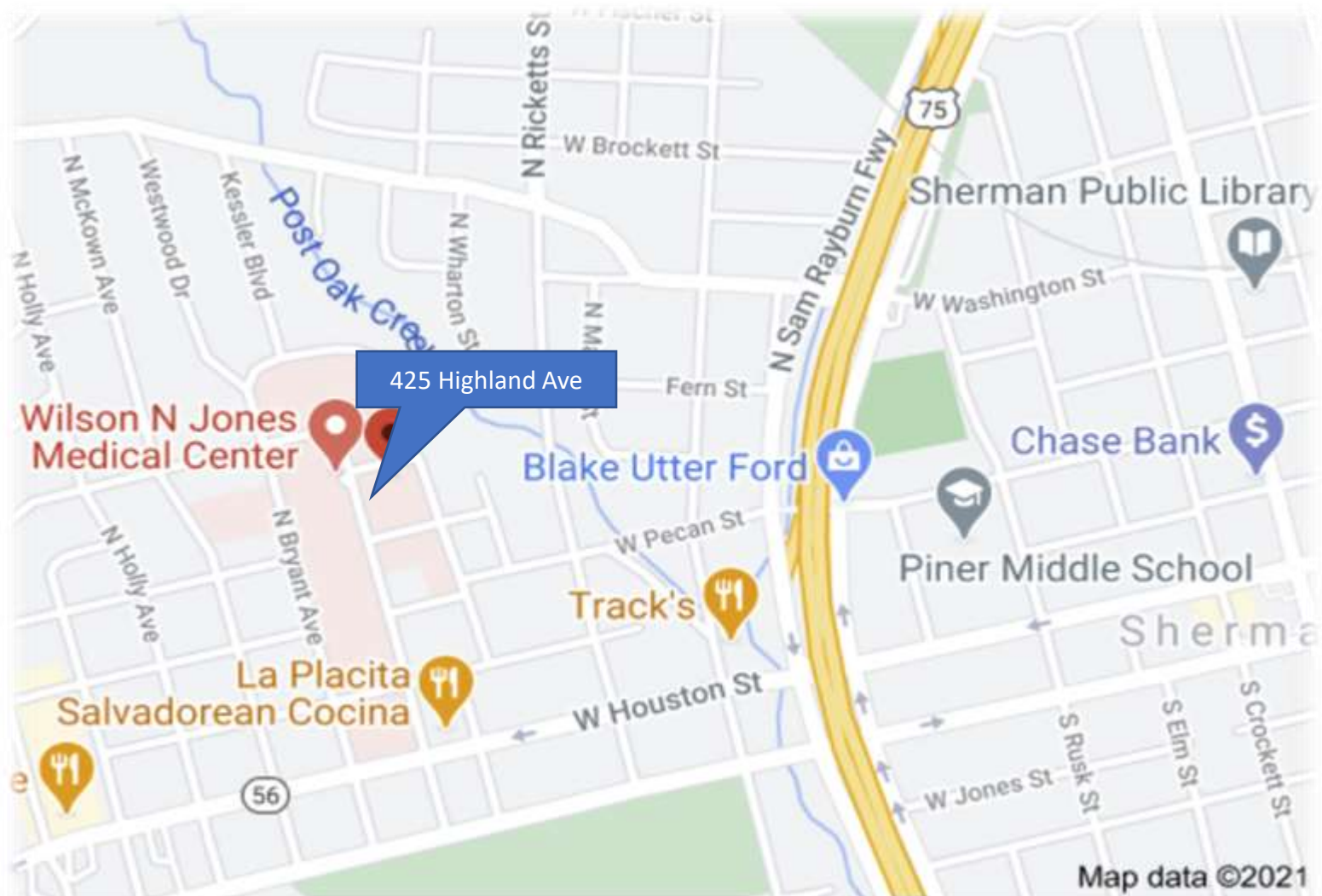
Brokerage Name





AREA MAP

Brokerage Name





ROADWAY AERIAL VIEW

Brokerage Name





SUMMARY	
SF	5,102
Sales Price	\$485,000
% Down Payment	35%
\$ Down Payment	\$169,750
Loan Amount	\$315,250
Interest Rate	6.0%
P/I Payment	\$3,499.92
Annual Payments (P/I)	\$ 41,999
1st Year's Interest	\$ 18,269

PAYMENTS 1ST 12 MONTHS				
Month	Balance	Payment	Interest	Principal
1	\$315,250	3,499.92	1,576.25	1,923.67
2	313,326	3,499.92	1,566.63	1,933.29
3	311,393	3,499.92	1,556.97	1,942.96
4	309,450	3,499.92	1,547.25	1,952.67
5	307,497	3,499.92	1,537.49	1,962.43
6	305,535	3,499.92	1,527.67	1,972.25
7	303,563	3,499.92	1,517.81	1,982.11
8	301,581	3,499.92	1,507.90	1,992.02
9	299,589	3,499.92	1,497.94	2,001.98
10	297,587	3,499.92	1,487.93	2,011.99
11	295,575	3,499.92	1,477.87	2,022.05
12	293,553	3,499.92	1,467.76	2,032.16
1st Yr. Totals		\$ 41,999.06	\$18,269.49	\$23,729.57



ADDITIONAL PHOTOS

Brokerage Name



Lobby Elevator



Building Directory



Covered Entry



Lobby Seating



Rear Entrance



Lobby Photo



FURNITURE PHOTOS

Brokerage Name

Furniture Photos

(Complete furniture list & phone system details available upon request)



Doctor's Office (5)



Exam Rooms (12)



Bookcases



Typical Side-Chair (41)



Practice Mgt Desks (3)



Typical Steno Chair (10)

Logo

Brokerage Name

Listing Agent Name
CELL: Number

Co-Listing Agent 1st & Last Name
CELL: Number

ADDRESS: Street name
City, State, Zip Code 75092

OFFICE: Phone Number

Email: Brokerage Email Address