

## **FOR SALE**

**1307 & 1316 Avon Street  
Fayetteville, NC 28304**

**Franklin  
Johnson**  
Commercial Real Estate



## **22,274 SF MEDICAL BUILDING FOR SALE NEAR CAPE FEAR VALLEY**

### **Offering Summary**

Sale Price: \$5,195,000  
Size: 1.25<sup>+</sup>/-. Acres 22,274 SF Building  
Zoned: OI—Office and Institutional  
Frontage: 288<sup>+</sup>/-. Feet on Sandhurst Road

### **Property Description**

Great Investment Property with a credit tenant. NN lease with a gross income of \$363,000 per year, has 2 years remaining with (3) 5 year renewals. The property is in a great location near Owen Drive and Cape Fear Valley Hospital. It is a 22,199 +/- SF building sitting on approximately 1.25 acres of land plus an additional gravel lot that is 0.28 AC located at 1316 Avon Street.



**Franklin Johnson**

910.818.8400 | JFJohnson1@nc.rr.com



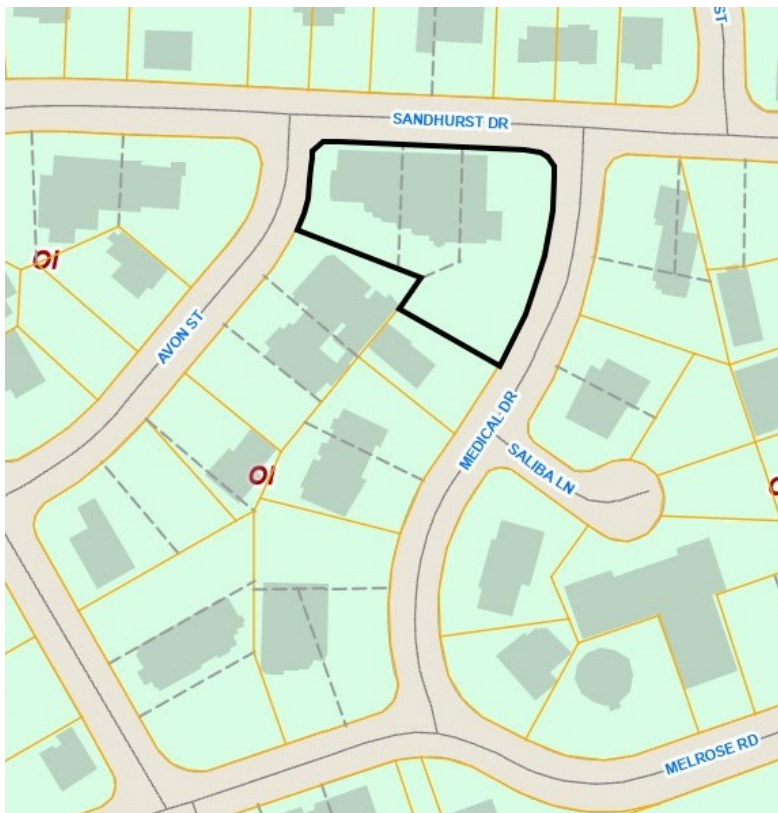
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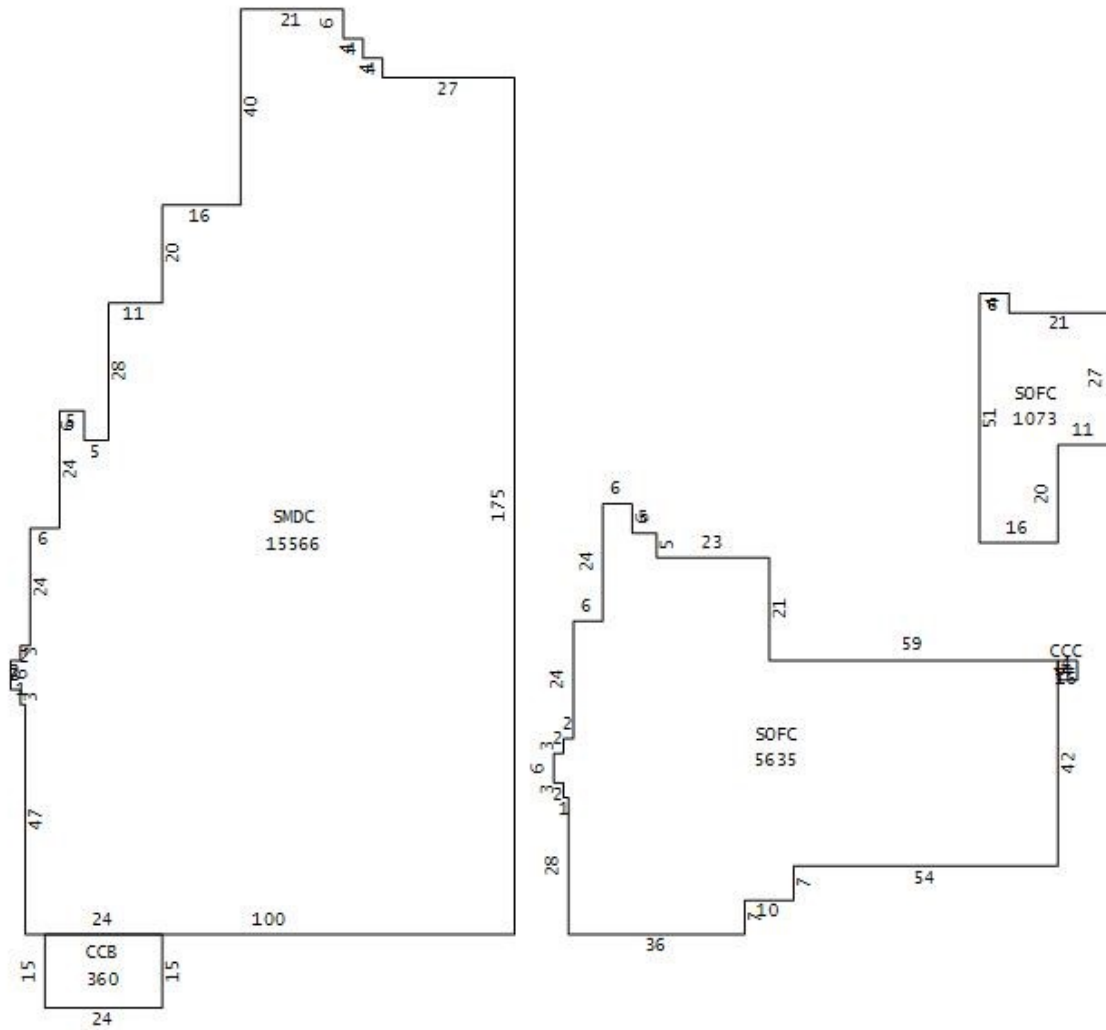
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