

## FOR SALE OR LEASE

1206 Hope Mills Road,  
Fayetteville, NC 28304

Franklin  
Commercial Real Estate  
Johnson



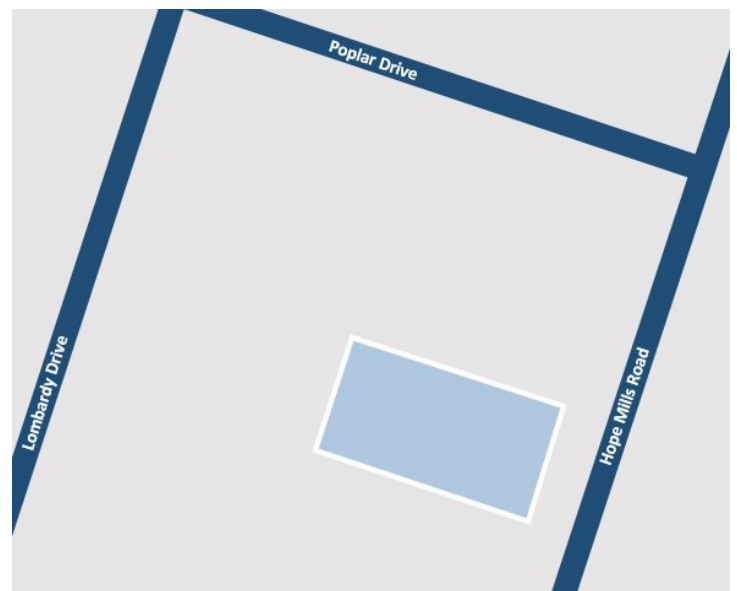
## MEDICAL/OFFICE BUILDING FOR SALE OR LEASE

### Offering Summary

Sale Price: \$475,000  
Lease Price: \$5,020/Mo. NNN  
Size: 4,016 SqFt  
Zoned: LC—Limited Commercial  
Traffic Count: 34,000 VPD (NCDOT 2021)

### Property Description

Former medical building perfect for adult daycare, medical office, or professional office. Two-story (no elevator) free-standing office building. 4016 square feet with approximately 3200 SF on the first floor. 4 offices/private rooms on the second floor. Multiple office/exam/private rooms, four bathrooms, kitchen area, and side and rear entrances. Freshly painted and pole sign in the front yard giving plenty of exposure on Hope Mills Road. 2.5 miles away from Cape Fear Medical Center and close to restaurants, banks, grocery stores and more. Perfect for medical office, spa, or professional office. Bathrooms are not ADA but one could easily be converted. All HVAC units recently serviced. This building is also for lease for \$5,020/month.



**Malinda Craven**

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### ▼ Ground Floor

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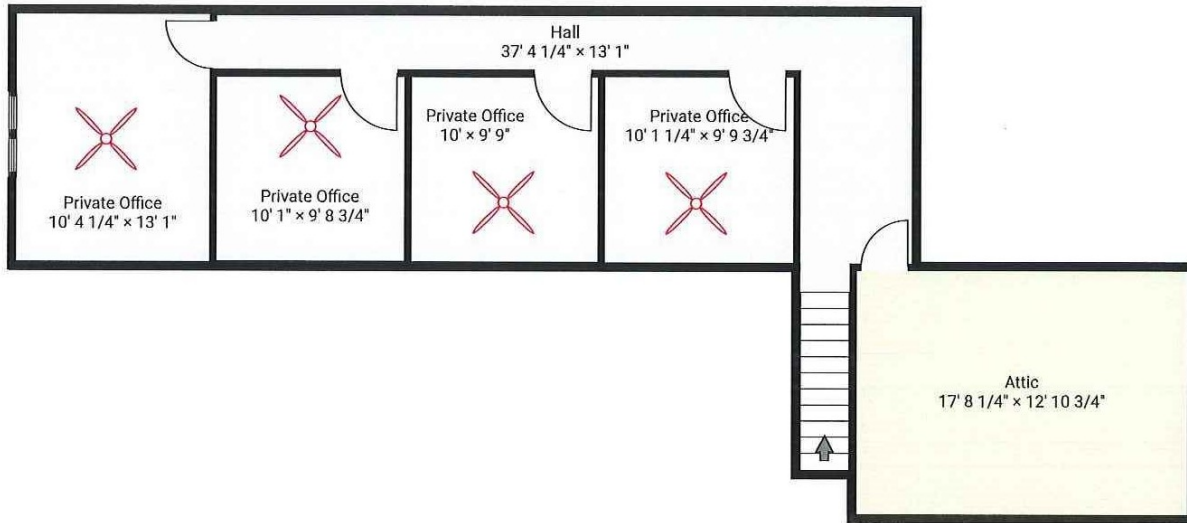
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**MEDICAL/OFFICE BUILDING FOR SALE OR LEASE**

▼ 2nd Floor



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