

FOR SALE

1790 Metromedical Drive,
Fayetteville, NC 28304



±3,353-SF PROFESSIONAL OFFICE FOR SALE/LEASE

Offering Summary

Sale Price: \$435,000
Size: 3,353[±]/. Square Feet
Zoned: P1– Professional District

Property Description

Investment opportunity is waiting. Currently leased with four years remaining, plus option to renew. Current Net CAP 9.5% +/- . Tenant pays HAO dues which covers building outside walls and roof, Grounds maintenance and Water/sewer. New Owner would be responsible for inside property insurance and property taxes. (included in Net CAP) This Medical or Multi Use office space is close to Cape Fear Valley Hospital and is across the street from the Fayetteville Ambulatory Center. Majority of offices in the Metro Medical Complex area are medical or professional. The building has eleven first floor room. Set up with four exam rooms with sinks and storage cabinets. Waiting room. Receptionist area, break room, four offices and Four Bathrooms. Large upstairs room for storage or private office space. Utility room also located in upstairs area. New carpet and interior painting done in March, 2025. HOA = Outside building walls updated and repainted in Fall of 2025.



Galaxy S22
August 10, 2025

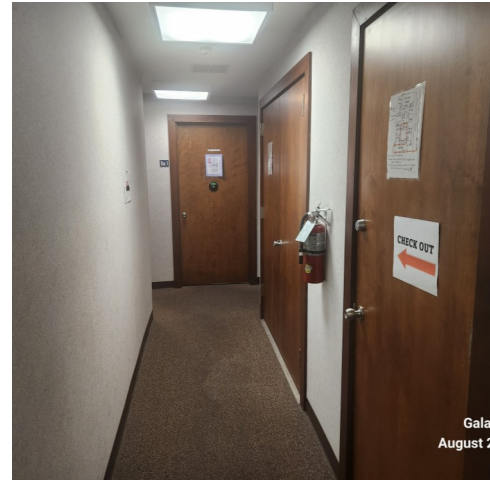
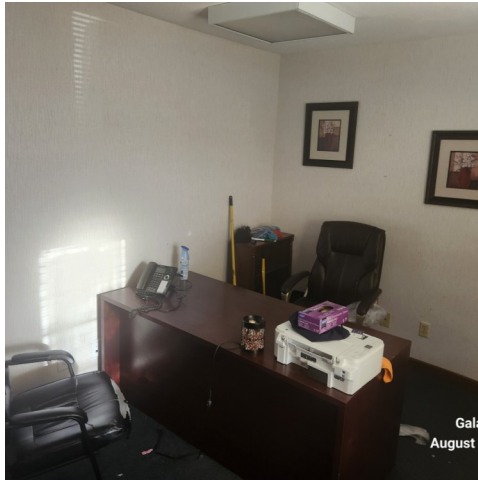
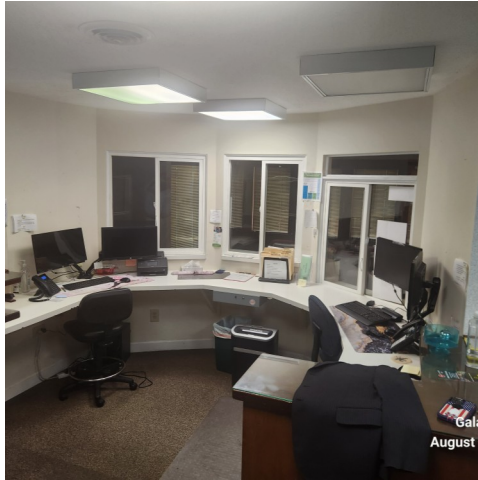
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