

FOR SALE

2153 Valleygate Suite 101
Fayetteville, NC 28304

Franklin
Commercial Real Estate
Johnson



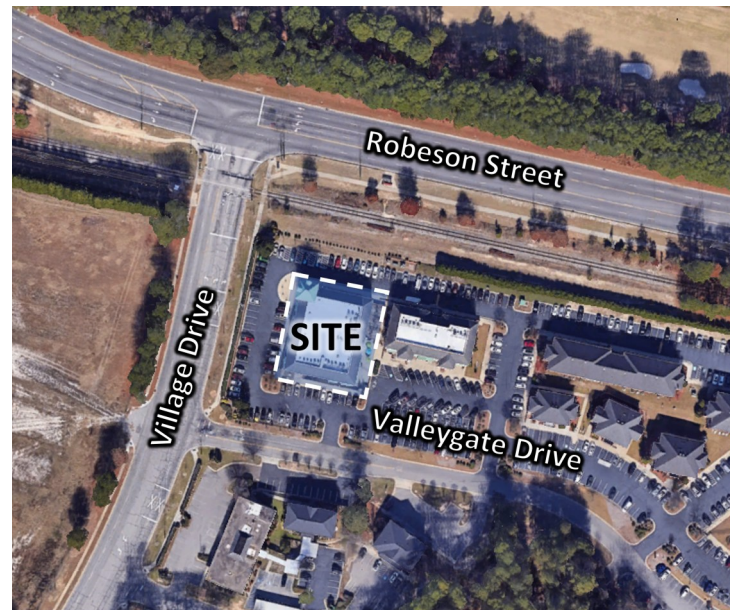
+/- 5,994 SF MEDICAL OFFICE FOR SALE

Offering Summary

Sale Price: \$1,565,000
Size: +/- 5,994 SF
Zoned: LC—Limited Commercial

Property Description

This 5,994 SF ground-floor medical office suite is ideally located near the intersection of Village Drive and Robeson Street. Located near Highland Country Club, Cape Fear Valley Medical Center, and the new Methodist University Cape Fear Valley Health School of Medicine. The suite offers great visibility with prominent signage on two sides of the building facing both roadways. The property features shared parking, common areas, elevator access, and a staircase. Designed for medical use, this suite includes a reception/waiting area, 8 exam rooms, physician and other offices, 5 restrooms, a break room, conference room, and storage space. The property is currently under a 3 year lease to Cape Fear Valley Health System. The lease began on Jan 1, 2026 and the rent is \$144,000 per year on a triple net basis.

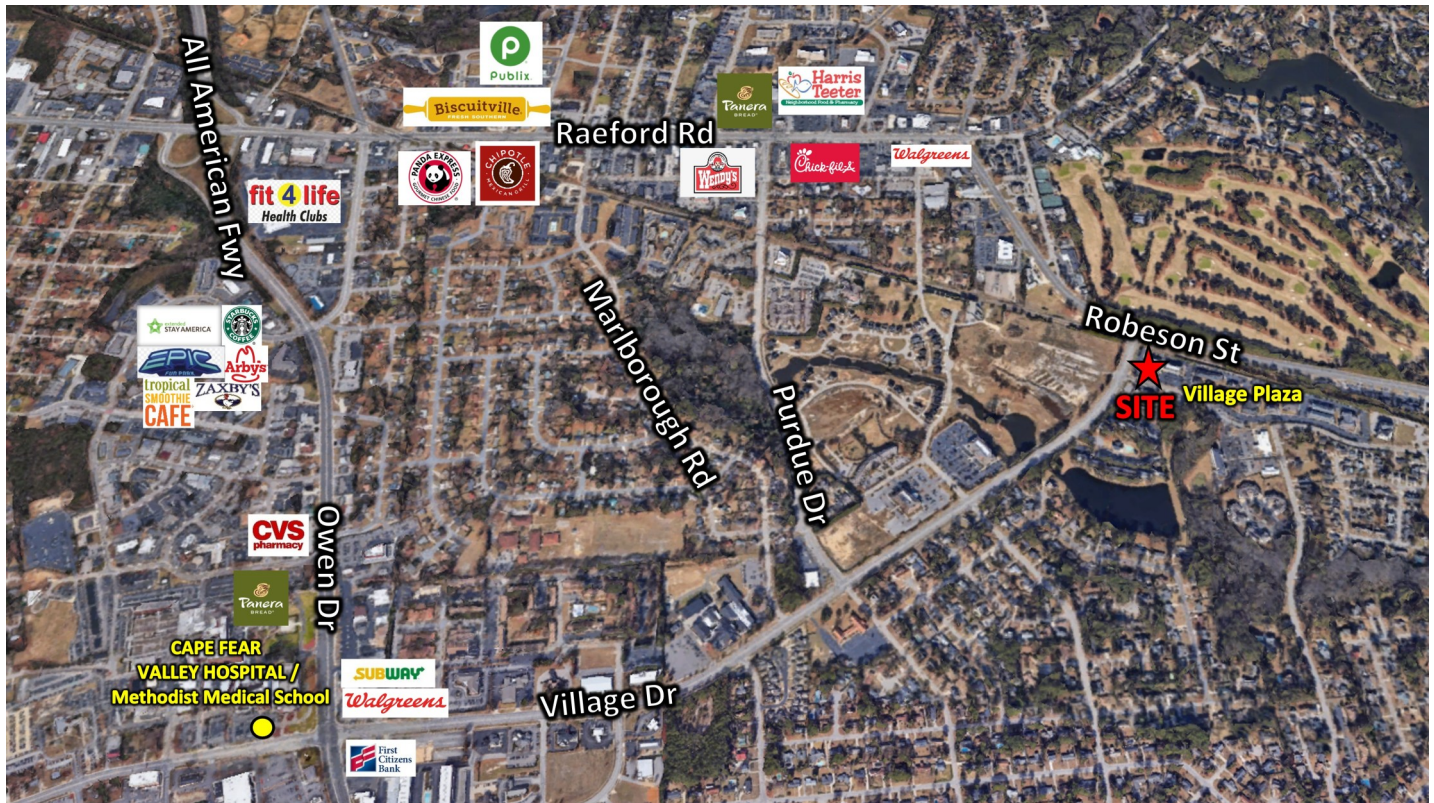


Michael H. Paschal

910.527.5990 | Paschal@nc.rr.com

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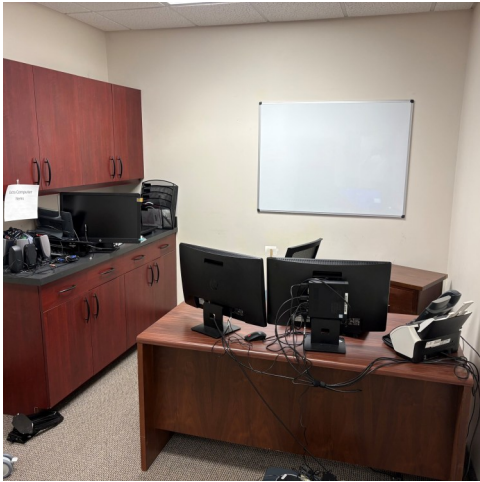
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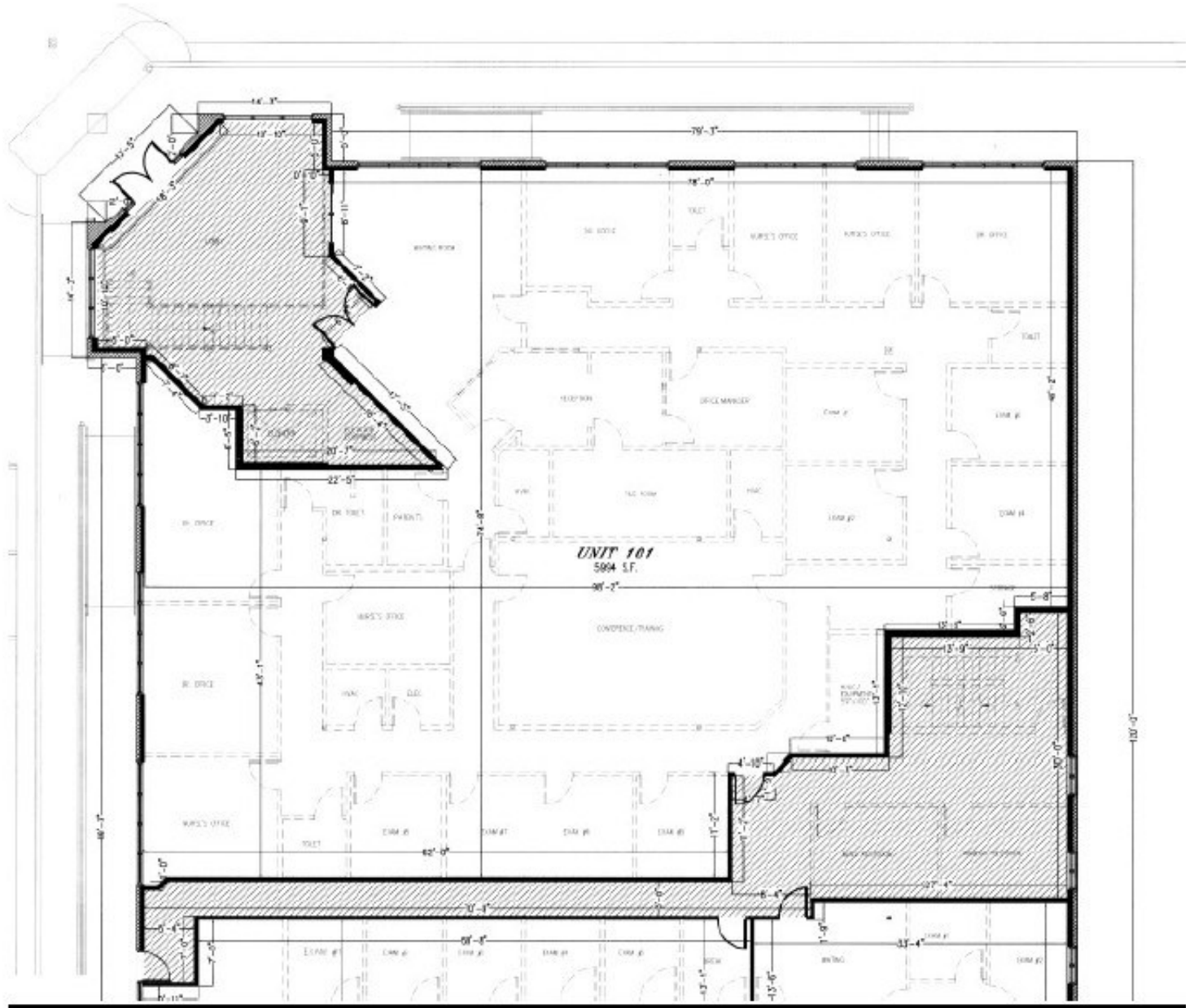
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UNIT SKETCH – CONDO MAP



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