



7400 McCart Ave, Fort Worth, TX 76133

\$3,400,000

CareNow Fort Worth

Medical SU O ce | 6.53% CAP

5,975 SF

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Introducing CareNow - a remarkable investment opportunity located at 7400 McCart Ave. in Fort Worth, TX. This stand-alone medical building offers a prime location and is currently occupied by the renowned CareNow, a leading provider of primary and urgent care services. With over 150 clinics nationwide, CareNow provides comprehensive healthcare solutions including family practice, emergency medicine, and internal medicine. Boasting a generous size of 5,975 sqft and sitting on 0.89 acres of land, this property offers a lucrative investment prospect. The purchase price is set at \$3,400,000, with a net operating income (NOI) of \$221,972 and an impressive capitalization rate (CAP) of 6.5%. CareNow's presence in the area adds significant value to the property, making it an incredibly attractive opportunity for investors. The property photos showcase the modern design and inviting atmosphere of the facility, further emphasizing the potential that lies within. Please note that this confidential information has been prepared to provide a preliminary interest level in the property. Prospective buyers are encouraged to conduct thorough due diligence investigations to ensure the property aligns with their needs and expectations. Don't miss out on this exceptional opportunity - invest in CareNow at 7400 McCart Ave. for a bright future in the thriving healthcare industry.

Details

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|--------------------|-----------------------|------------------|--------------|
| Asking Price | \$3,400,000 | Property Type | Office |
| Subtype | Medical Office | Investment Type | Net Lease |
| Lease Type | Absolute NNN | Tenant Credit | Credit Rated |
| Tenancy | Single | Lease Term | 5 years |
| Lease Commencement | 09/01/2023 | Lease Expiration | 08/31/2028 |
| Remaining Term | 5 years + 2x5 | Square Footage | 5,975 |
| Price/Sq Ft | \$569.04 | Cap Rate | 6.53% |
| NOI | \$222,000 | Units | 1 |
| Buildings | 1 | Permitted Zoning | Medical |
| Parking (spaces) | 55 | Broker Co-Op | Yes |
| Lease Options | 2 consecutive 5 years | Ownership | Fee Simple |

Marketing Description

Location (1 Location)



