

HEALTH CARE BUSINESS FOR SALE IN ORIENTAL, NC

VILLAGE HEALTH & FITNESS

1006 BROAD STREET, ORIENTAL, NC 28571



OFFERING MEMORANDUM

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

ROSS BEEBE
C: (252) 226-9818
ross@ibxre.com
213811, North Carolina

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1006 BROAD STREET

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

1006 BROAD STREET



OFFERING SUMMARY

PRICE (BUSINESS & REAL ESTATE)	\$1,475,000
GROSS REVENUE:	2022 est: \$717,097
EBITA:	2022 est: \$286,715
BUILDING SF:	12,000
LOT SIZE:	1.26 Acres
YEAR BUILT:	1987
PARKING:	44 Spaces / On-site; Private
ACCESS:	Public Highway
ESTABLISHED	2002
FURNITURE & FIXTURES	Included in price

PROPERTY & BUSINESS OVERVIEW

The buildings house a physical therapy practice and gym with indoor pool. The sale includes real estate, personal property, and the business.

The buildings are approximately 12,000 sq ft, with 7,800 sq ft conditioned space in the main building. Current owner is willing to remain on staff as a physical therapist and for training / consulting for at least one year.



LOCATION & HIGHLIGHTS

1006 BROAD STREET



LOCATION INFORMATION

Building Name: Village Health & Fitness
Street Address: 1006 Broad Street
City, State, Zip: Oriental, NC 28571
County: Pamlico
Market: Oriental

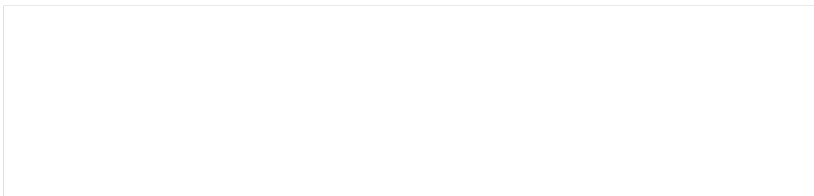
LOCATION OVERVIEW

Welcome to Oriental, North Carolina, where the enchantment of the East meets the allure of the South. Nestled along the picturesque banks of the Neuse River, Oriental offers a captivating blend of natural beauty, charming small-town ambiance, and a rich maritime heritage. Immerse yourself in a tapestry of breathtaking sunsets, waterfront adventures, and a tight-knit community that warmly embraces visitors. Whether you're seeking serenity on the water, exploring local art and culture, or indulging in delectable seafood cuisine, Oriental beckons you with its irresistible charm. Discover the magic of Oriental and create unforgettable memories in this hidden gem of the Carolinas.



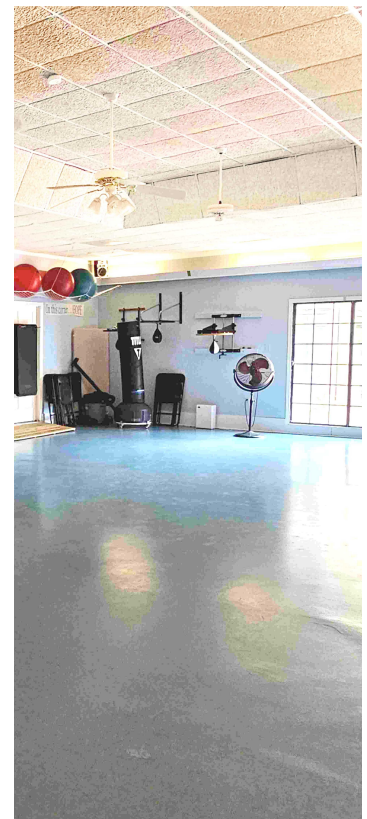
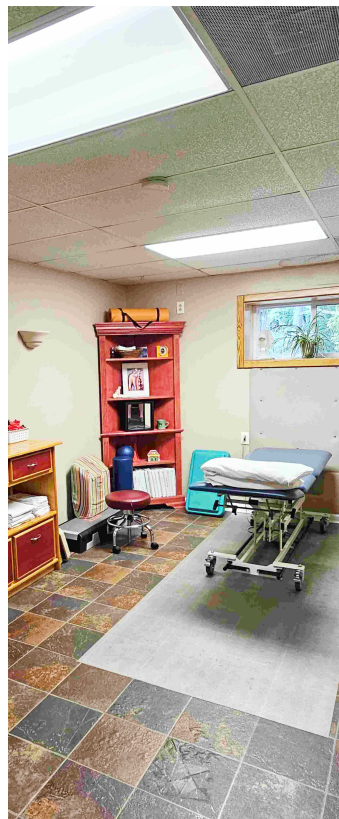
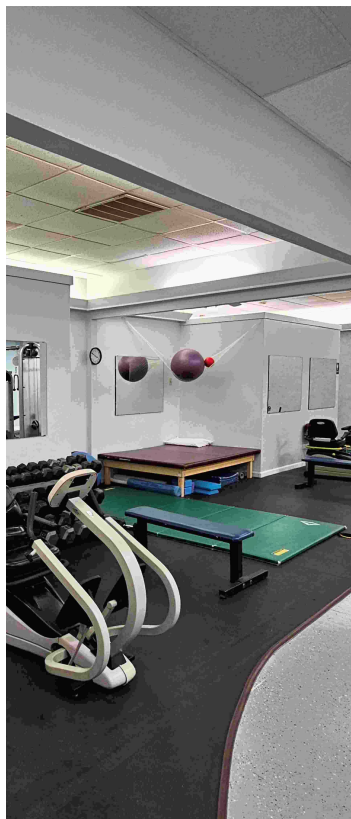
PROPERTY HIGHLIGHTS

- Price includes business & real property
- All furniture and fixtures are included
- Well established; turn key business
- Owners willing to help with the transition
- Two buildings totaling 12,000 sf
- Gym & pool
- Only physical therapy practice / gym in Oriental
- Ample onsite parking
- High visibility
- Located in beautiful Oriental, NC



PROPERTY PHOTOS

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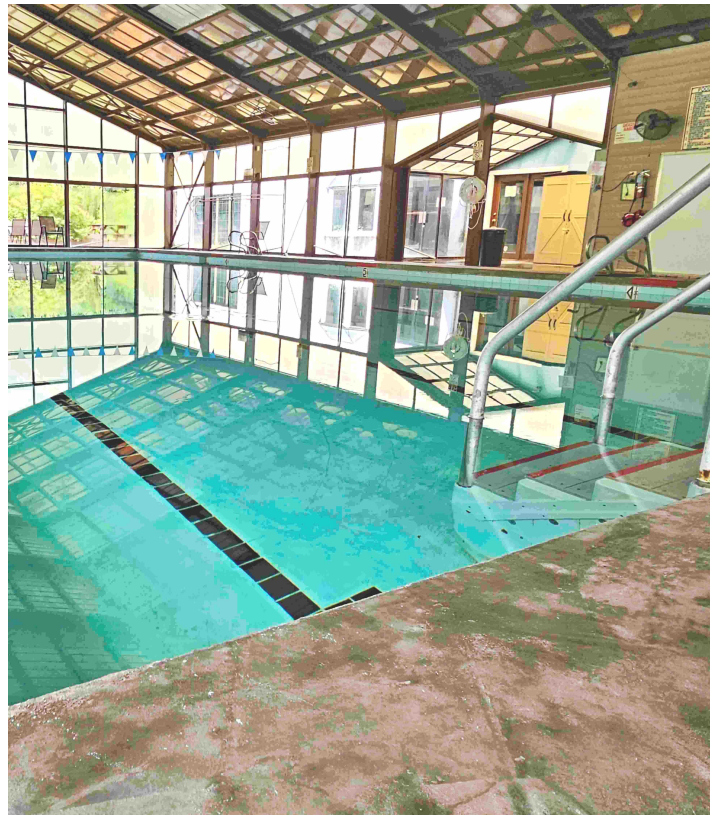
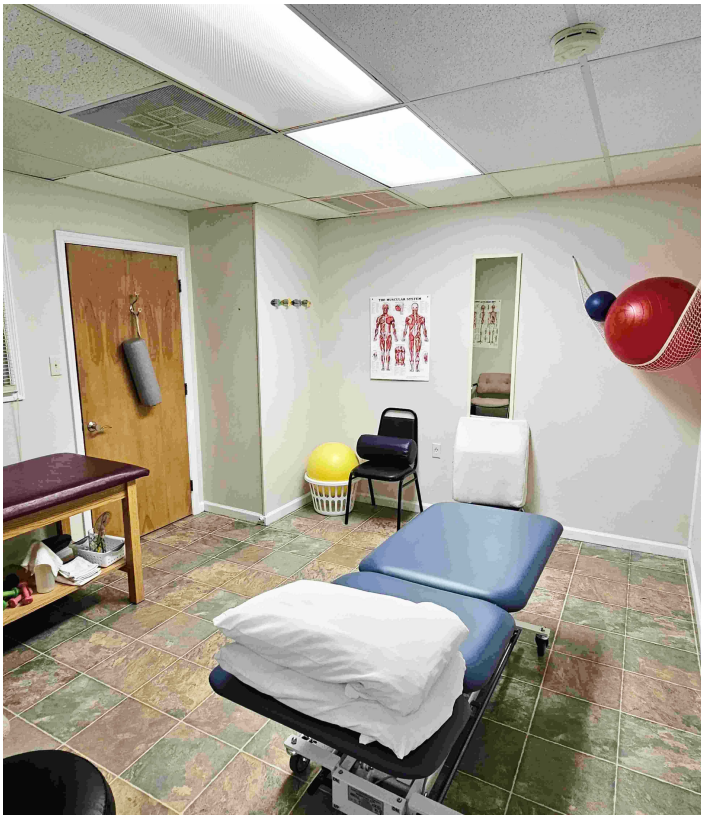
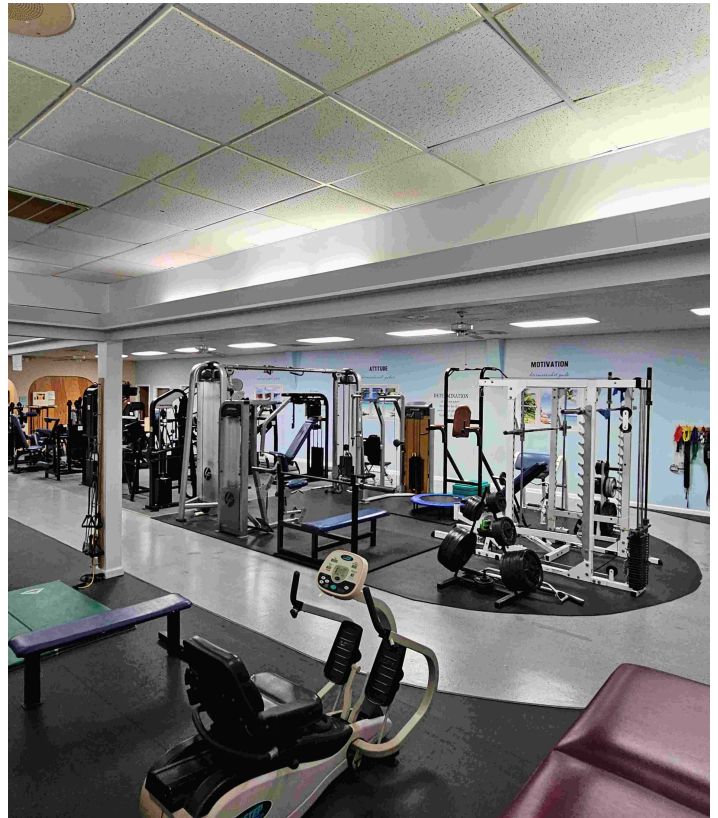


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PROPERTY PHOTOS

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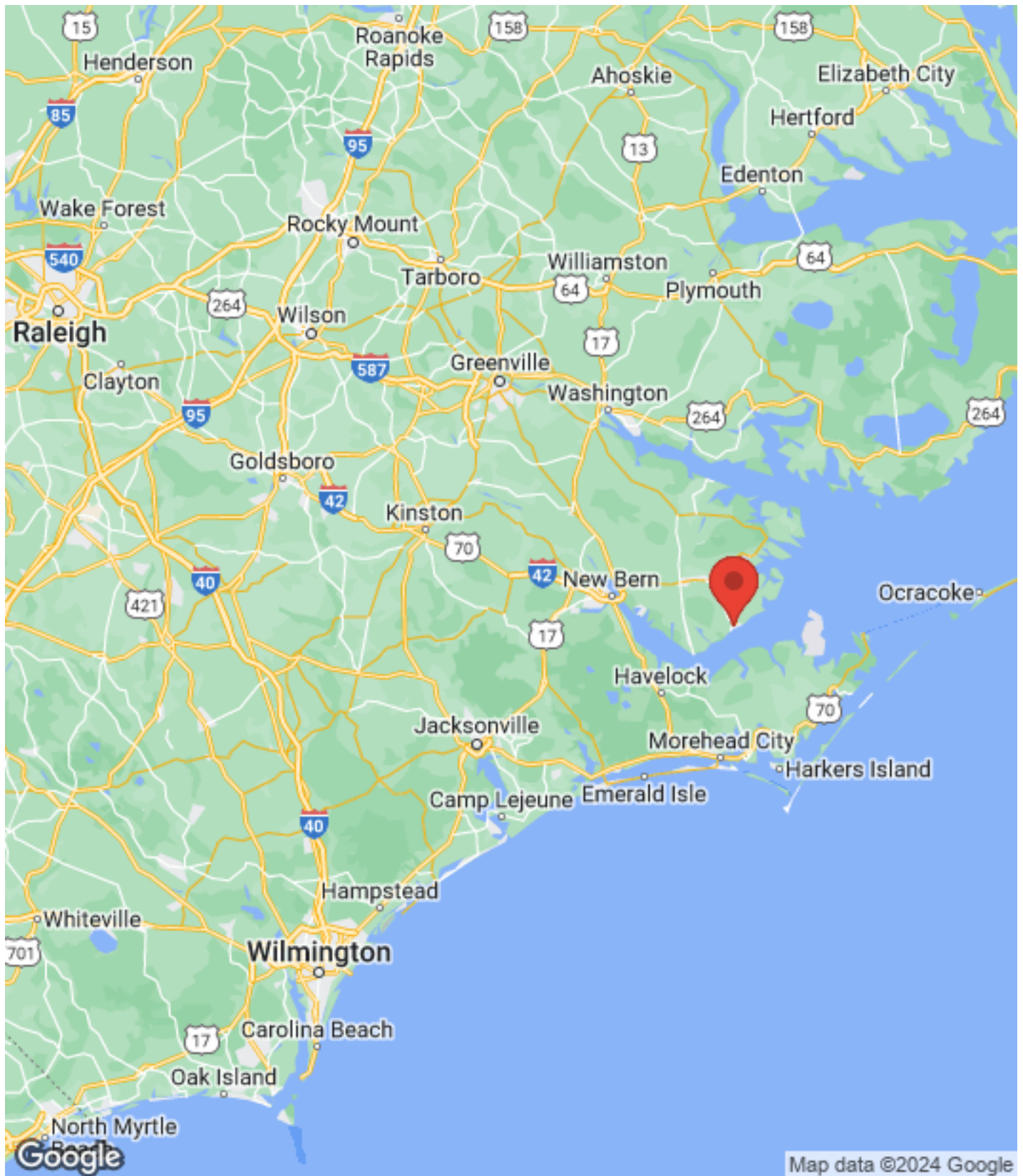
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REGIONAL MAP

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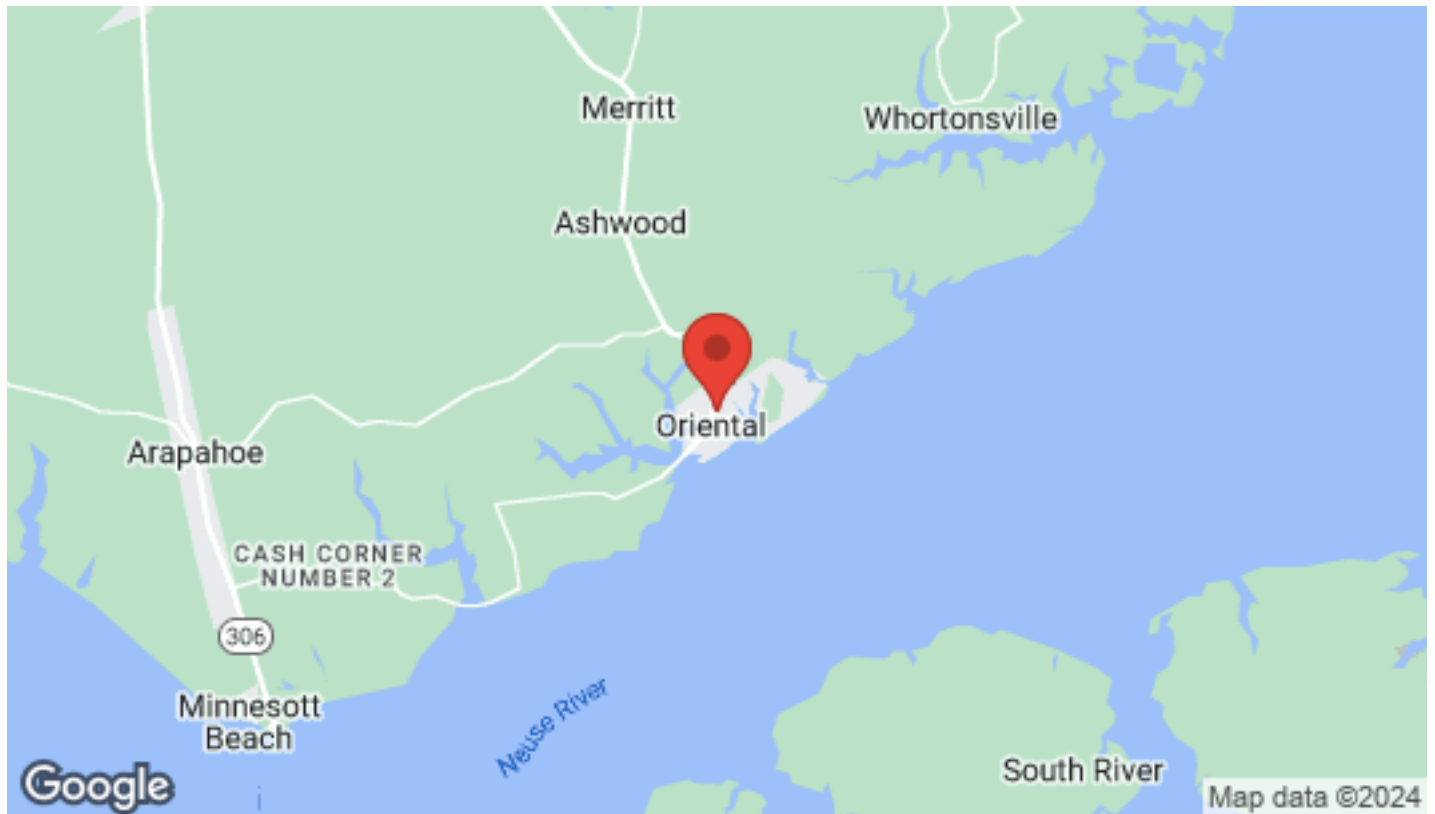
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LOCATION MAPS

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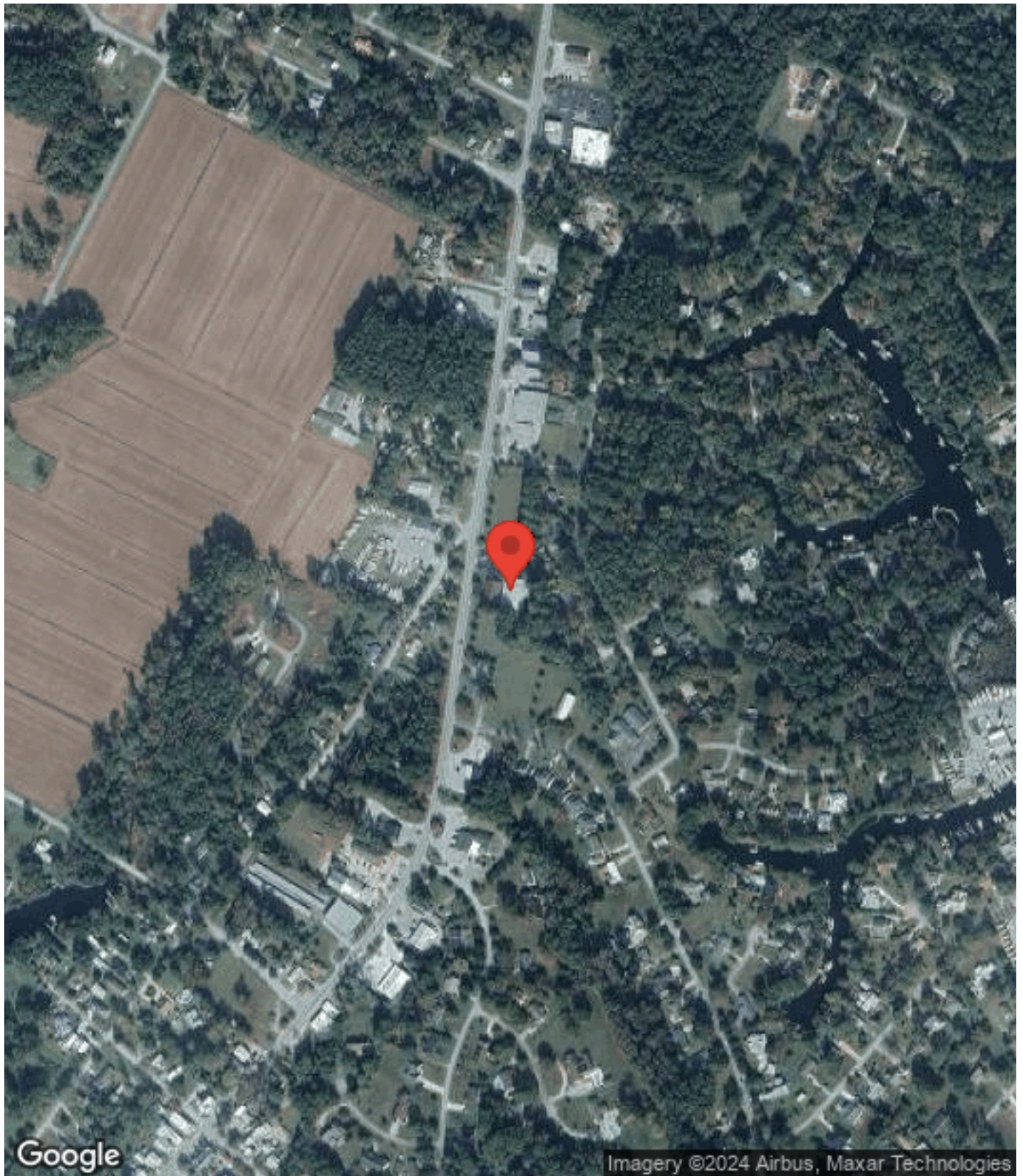
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AERIAL MAP

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213811, North Carolina



Ross Beebe
Director KW Commercial Team
KW Commercial / Inner Banks
Commercial

(252) 226-9818
ross@ibxre.com

Ryan Rounds
Agent KW Commercial Team
KW Commercial / Inner Banks
Commercial

(814) 203-5935
rrounds@kw.com

DISCLAIMER

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