



124 Samaritans Ridge Road

Leased Medical Office Building For Sale: 7.6% Cap Rate

Presented By:
NICK GONZALEZ

336.724.1715
nick@ltpcommercial.com

124 SAMARITANS RIDGE ROAD

MEDICAL OFFICE BUILDING **FOR SALE**

124 SAMARITANS RIDGE ROAD
ELKIN, NC 28621

PROPERTY DESCRIPTION

Opportunity to own a well-located and well-maintained $\pm 8,221$ SF medical building in Elkin, North Carolina. Established, successful pediatric and family medicine practice occupies the building, which is only 2 minutes from Hugh Chatham Memorial Hospital. Peaceful professional office park setting. The property is well-maintained, 5 minutes from I-77 and convenient to US-421. Features a generator and 51 parking spaces. Sale also includes two buildable lots.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Remaining Lease Term:	5 years, 4 months
Lot Size:	1.4 Acres
Building Size:	$\pm 8,221$ SF
Cap Rate:	7.6%
Additional Lot 1:	1.23 Acres
Additional Lot 2:	2.00 Acres

**Sale includes two buildable lots*

ELKIN, NC

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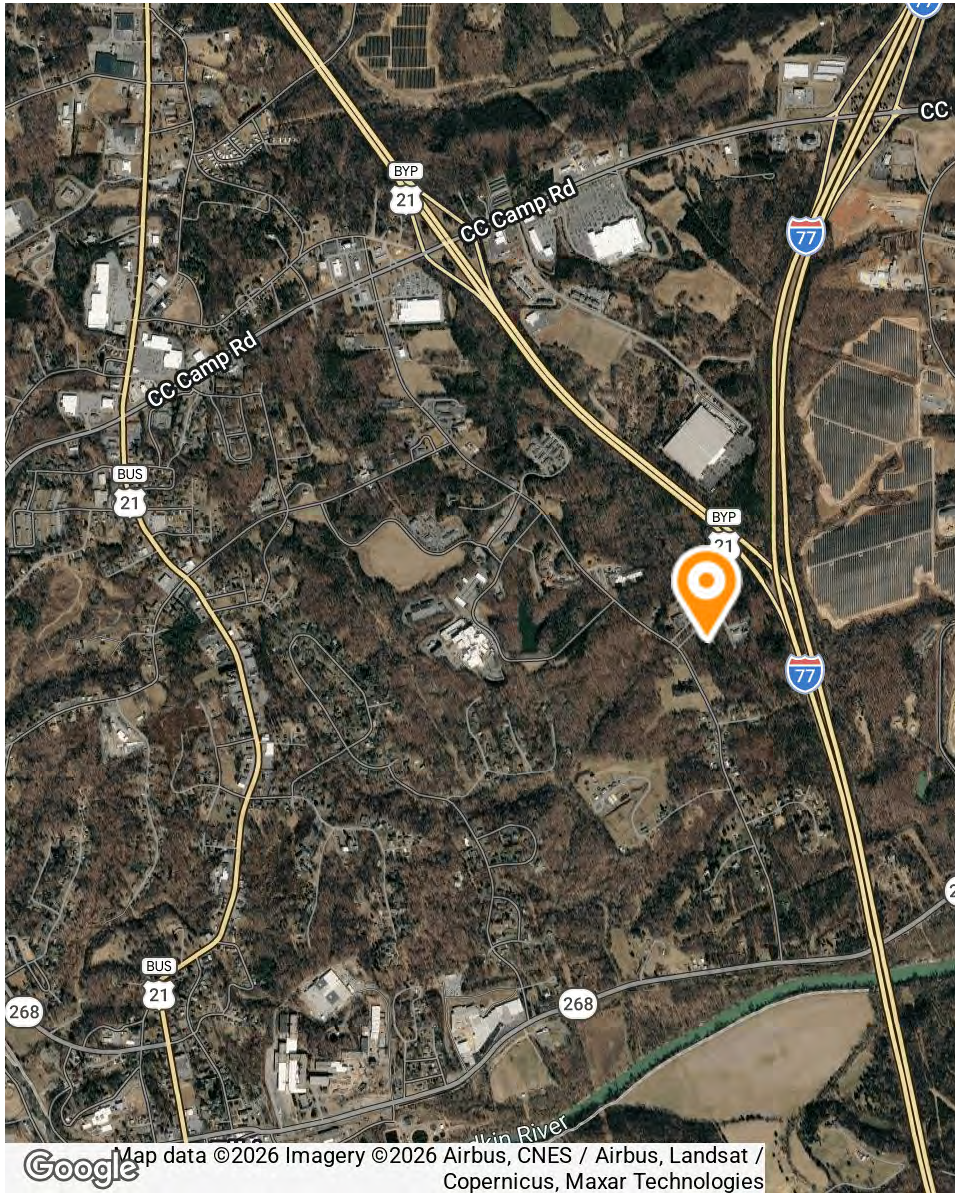
OFFICE BUILDING FOR SALE



Additional development lots included in sale. Inquire for details.

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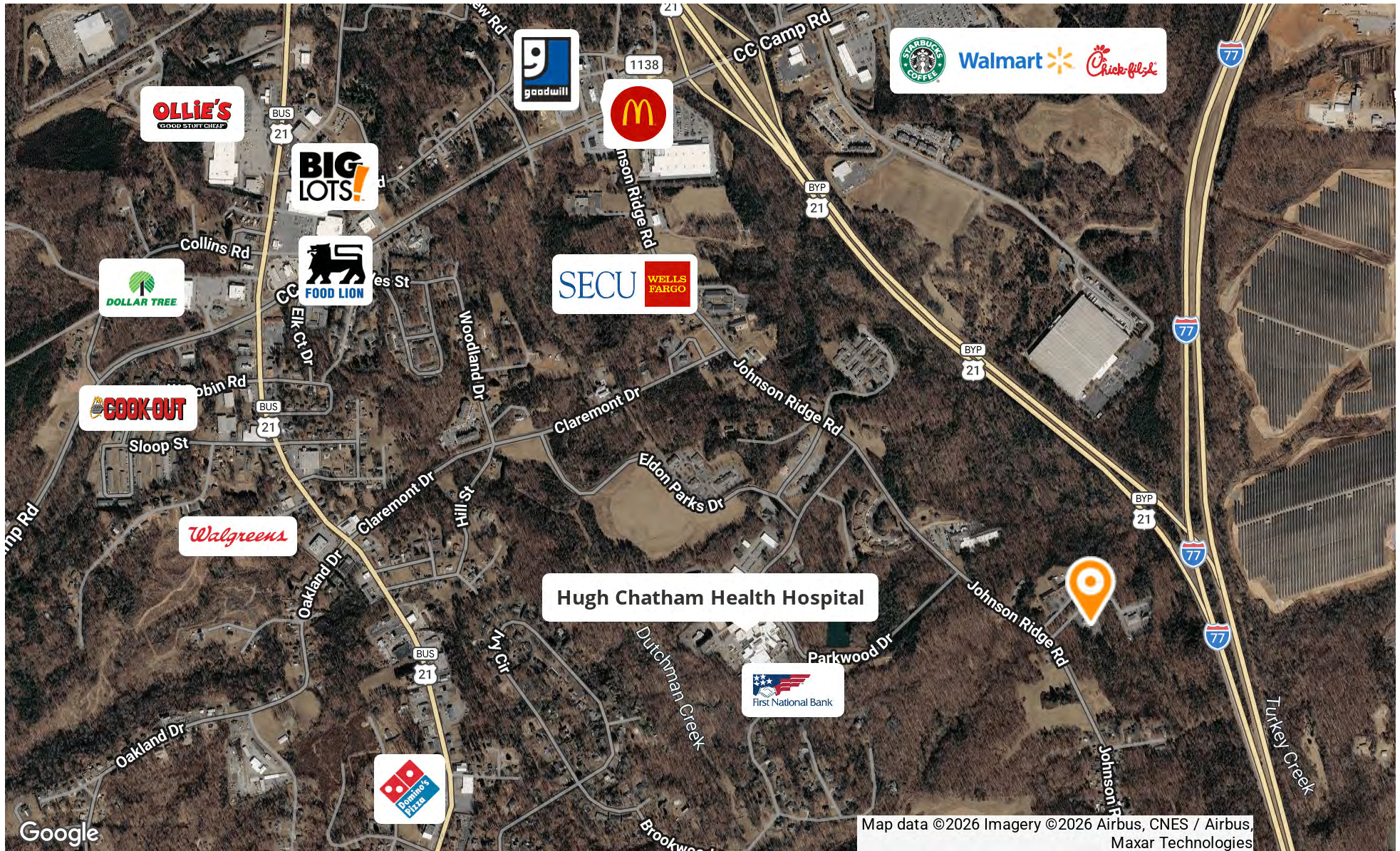
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	88	282	991
Median age	55.1	54.7	53.6
Median age (Male)	55.1	54.7	52.8
Median age (Female)	55.1	54.8	54.2
Total households	34	114	410
Total persons per HH	2.6	2.5	2.4
Average HH income	\$91,372	\$89,651	\$86,407
Average house value	\$210,930	\$216,158	\$226,267

LOCATION OVERVIEW

Elkin is a town in Surry and Wilkes counties in North Carolina, along the Yadkin River. The Elkin area offers some of the best places to bike, hike and drive. The nearby Blue Ridge Parkway, considered the nation's most scenic byway, draws thousands of visitors throughout the year. Elkin is also centrally located in the Yadkin Valley Wine Region (AVA) and provides numerous wine, hiking, cycling and mountain bike trails to explore, even within town limits.

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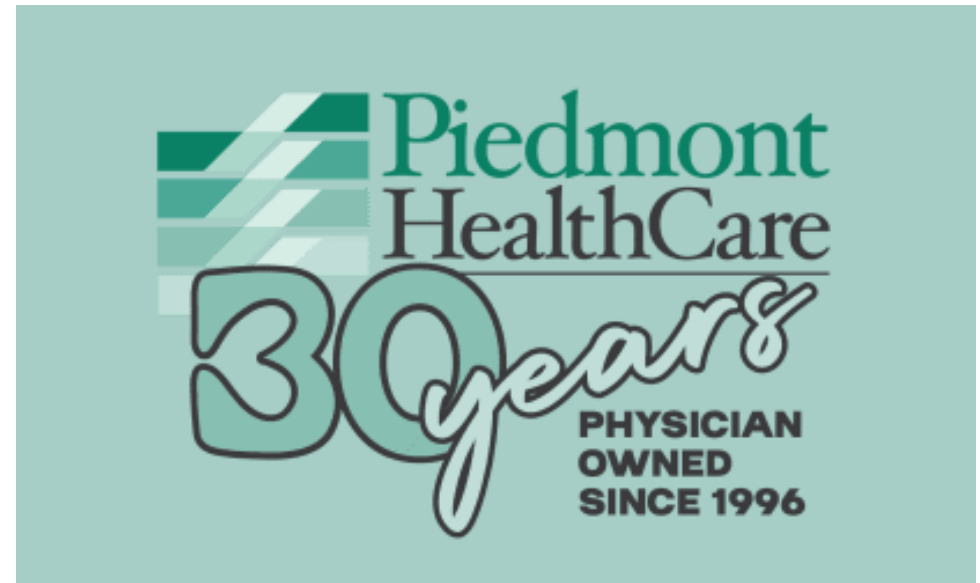


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PIEDMONT HEALTHCARE VALUES

- Our patients come first – Our primary purpose is to serve our patients through the provision of the highest quality care in a patient friendly, safe and compassionate manner. We will grow because patients identify and differentiate the quality and accessibility of providers and the system of care we offer.
- We are physician led – We are committed to physician leadership of our practice and developing an environment that is professionally rewarding and attractive to new and established physicians.
- A culture of collaboration, cooperation and communication – The size, number of specialties and practice sites encompassed by PHC are an asset to patient care. All members of PHC – both physicians and staff – are committed to the integration of patient care that occurs through consistent and effective communication.
- An innovative organization – PHC is committed to developing services, infrastructure and best practices that will provide our patients with the best health care available.
- The employer of choice – PHC recognizes that our most important assets are our people.



PIEDMONT HEALTHCARE OVERVIEW

Piedmont HealthCare is one of the largest physician-owned multi-specialty groups in North Carolina and the Southeast. We are committed to providing excellent care for the whole family. We have more than 70 convenient locations and over 210 physicians and providers across multiple specialties to provide the most innovative medical care for our community.

Piedmont HealthCare's physicians are committed to providing excellent and innovative medical care and services. Our patients have access to the latest in medical tests and procedures including x-ray, 2D and 3D Mammography, CT, MRI, ultrasound and in-house laboratories. If you want quality health care close to home, then Piedmont HealthCare is the answer for you.

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MEDICAL OFFICE BUILDING **FOR SALE****SALE PRICE:** \$1,950,000

LOCATION INFORMATION

Street Address	124 Samaritans Ridge Road
City, State, Zip	Elkin, NC 28621

PROPERTY INFORMATION

Property Type	Office
Zoning	MA – Medical Building
Lot Size	1.4 Acres
Building Size	±8,221 SF
Tenancy	Single
Year Built	2000
Year Last Renovated	2012
Number of Parking Spaces	51
Parking Type	Surface
<i>*Additional Lots Included in Sale</i>	1.23 & 2.00 Acres



ELKIN, NC

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Linville | Team Partners
COMMERCIAL REAL ESTATE



Presented By:

Nick Gonzalez

336.724.1715

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