

For Sale



Goldsboro, NC Net-Leased Single Tenant Investment

The Offering

2609 Medical Office Place is a single-tenant medical office building net leased to UNC Physicians Network, LLC, an affiliate of UNC Health, and operated as UNC Health Multispecialty Care at Goldsboro, a multi-provider clinic offering internal medicine, neurology, endocrinology, and related specialty care. The Property sits in Goldsboro's established Medical Office Place corridor, surrounded by complementary medical users, with Wayne UNC Health Care — the county's primary acute-care hospital — directly across the street. Health-system credit, a purpose-built facility, and a hospital-adjacent location make the Property a durable, low-management net-lease investment.

Investment Summary

Address:	2609 Medical Office Place Goldsboro, NC, 27534
Gross Leasable Area:	13,770 Square Feet
Property:	Office Building
Percent Leased:	100%
Tenancy:	Single
Lease Term:	+/- 3.5 Years
NOI:	\$197,854
Sale Price:	\$2,729,000

Highlights

- >> Net- Lease Structure
- >> Credit Tenancy
- >> Proximal Location to Hospital
- >> Annual Escalations
- >> Priced Below Replacement Cost

To Receive Full Offering Memorandum,
Please Complete the Confidentiality Agreement

[Link](#)
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