



~ For Sale ~

4064 James Madison Highway, Fork Union



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PRIME MEDICAL OFFICE INVESTMENT & MULTI-FAMILY OPPORTUNITY!

- * Medical building plus a 4-unit apartment building
- * Established general practitioner will sell and lease back the property under a 5-year NNN lease
- * Tenant responsible for all taxes, insurance, medical building maintenance and expenses
- * 7 Percent Cap rate
- * Physician practice has operated successfully at this location for years, ensuring stable occupancy and consistent revenue

This property offers the opportunity to acquire a stable, turn-key investment with a long-term, experienced healthcare tenant who will continue to care for their established patient base. Investors will appreciate the hands-off structure and predictability of income. Serious inquiries only; NDA and proof of funds required.

Listing Agent:
Eddie Karoliussen (434-996-0310)

List Price: \$1,225,000

	Eddie Karoliussen, CPM Owner / Principal Broker 434-996-0310 EddieK@FourCornersCville.com	 FOUR CORNERS REAL ESTATE SOLUTIONS
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