

**FOR SALE: 912 2nd Street NE. Hickory, NC
(Hwy. 127 N Street Frontage) Main Thoroughfare**



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Adams Commercial Real Estate Services, LLC is exclusively offering the Carolina Asthma & Allergy Multi-tenant Building for sale. This building is a prime investment income opportunity located with Hwy 127 N (highly desirable) road frontage on the main thoroughfare in Hickory's prime Viewmont District.. The building is 10,427 SF : 2 levels with 5 Suites. The anchor tenant is a regional medical practice.. The building leases are structured as gross leases with the tenant responsible for their communications and cleaning. As the leases expire, there could be an opportunity to restructure leases to a net lease arrangement which would provide investor with additional income potential. The property is a 1.21 acre parcel which could provide an opportunity for expansion.

A Value Add Investment Opportunity!

Sales Price : \$1,600,000