

FOR SALE MEDICAL OFFICE

4548 Empire Court | Fredericksburg, Virginia 22401



3309 Westerre Parkway, Suite 240
Richmond, Virginia 23233
www.naidominion.com

SALE PRICE

\$4,200,000

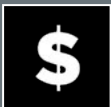
THE PROPERTY

4548 Empire Court is a 14,057 SF medical office building located in the heart of the Fredericksburg region, mid-way between Mary Washington Hospital and Spotsylvania Regional Medical Center. The building is fully occupied by Mary Washington General Surgery (formerly Surgical Associates of Fredericksburg), but is thoughtfully designed to accommodate two users should the need arise.

HIGHLIGHTS



The 14,057 SF medical office building is owner occupied and in excellent condition.



Sale price is \$4,200,000 with 7.0% cap rate year one with 5 + 5 year term, NNN Rent Year 1 is \$21.00 and 3% annual increases



Close proximity to downtown Fredericksburg and area hospitals. Located in a well maintained office park with other medical users.



Ample parking, building may be subdivided



More Information

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