



Overview

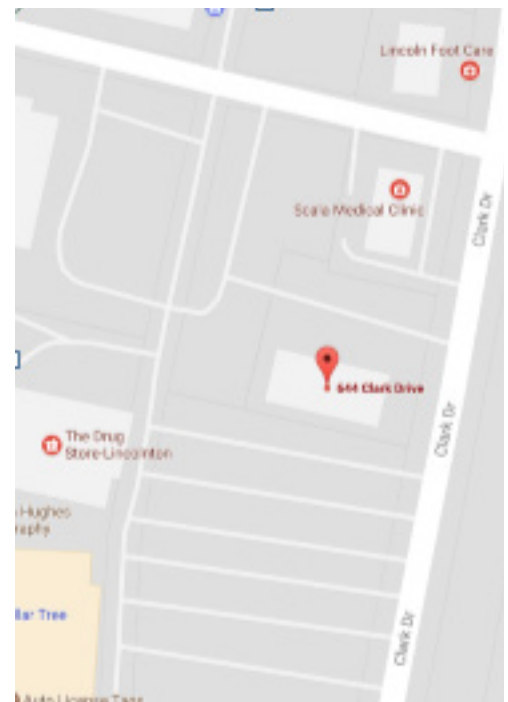
Great property located in Lincolnton at 644 Clark Drive. Previously used as a physicians office. Located in Lincolnton, this beautiful medical/office building is in great condition.

- 10 exam rooms , reception /waiting area.
- Nurses Station and offices on main level
- File Storage and procedure room
- 2nd Floor has 6 offices and open area (Would consider Sub-Leasing 2nd Floor)

Utilities:

- City Water
- Natural Gas
- City Sewer
- Telephone and Internet Service
- City Power Available

For Lease: \$12.00—\$15.00 PSF
For Sale: \$850,000.00

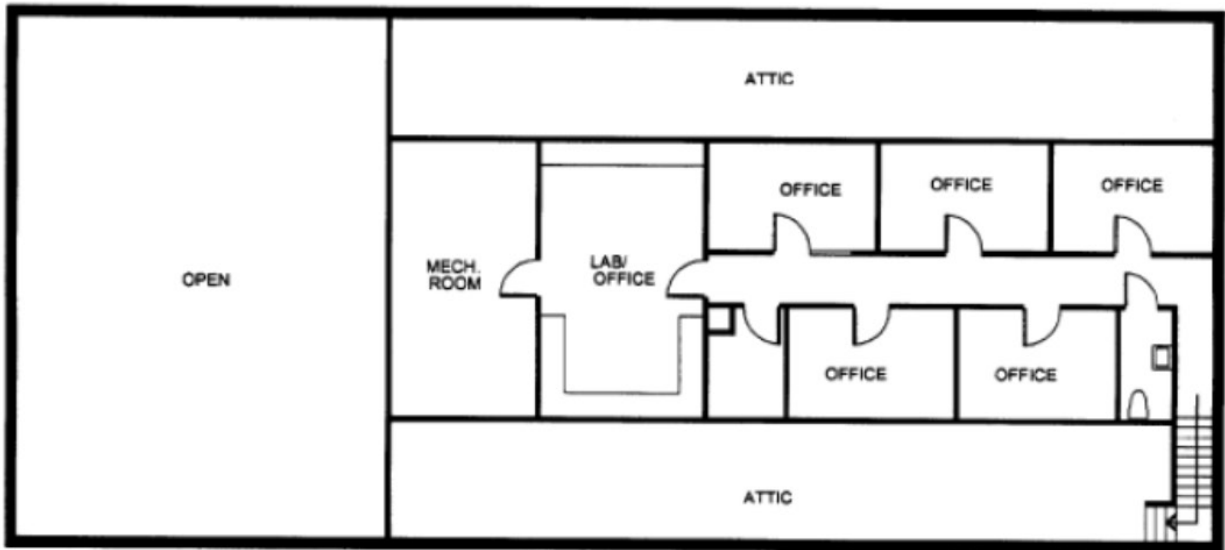


Entrepreneur Specialist
Rhonda Hunter
T 704.732.1511 ext. 1
F 704.736.8451
Rhonda@lincolneda.org

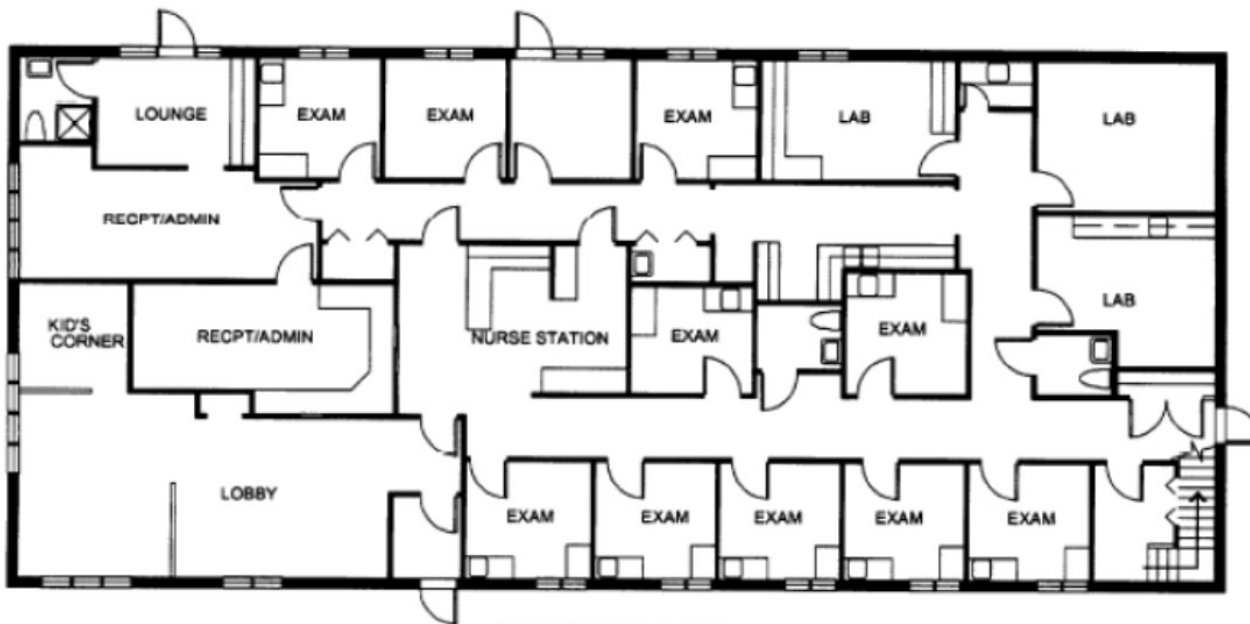
Lincoln Economic Development
Association (LEDA)

Website: www.lincolneda.org

2 Floors



SECOND FLOOR



FIRST FLOOR