FOR SALE OR FOR LEASE

CAROLINA COMMERCIAL, LLC
REAL ESTATE SOLUTIONS

Class "A" Turn Key Medical/Professional Office

3070 Highway 17 North, Suite B, Mt. Pleasant, SC 29466

BUILDING SIZE:	2,873 SF
SALES PRICE:	$827,424
LEASE RATE:	$23.00/SF NET
EXPENSES:	$7.65/SF
YEAR BUILT:	2005
TMS #:	598-13-00-305
ZONING:	PLANNED DEVELOPMENT

SUMMARY

The intended use is professional but not general retail.

Beautifully appointed State of the Art Medical Office. Formally used as an Oral & Maxillofacial Practice. Outfitted suites suitable for any medical or surgical specialist. All furniture and fixtures included in the sale or lease. See equipment list.

Highway 17 North / Mt. Pleasant - Situated between the East Cooper Hospital and the St. Francis Roper Hospital in Ivy Hall Professional Center.

FOR MORE INFORMATION CONTACT:

KIT REGNERY
kit@carolinacre.com
843.709.8919

BUDDY BEBERGAL
buddy@carolinacre.com
843.452.0660

751 Johnnie Dodds Blvd. #200
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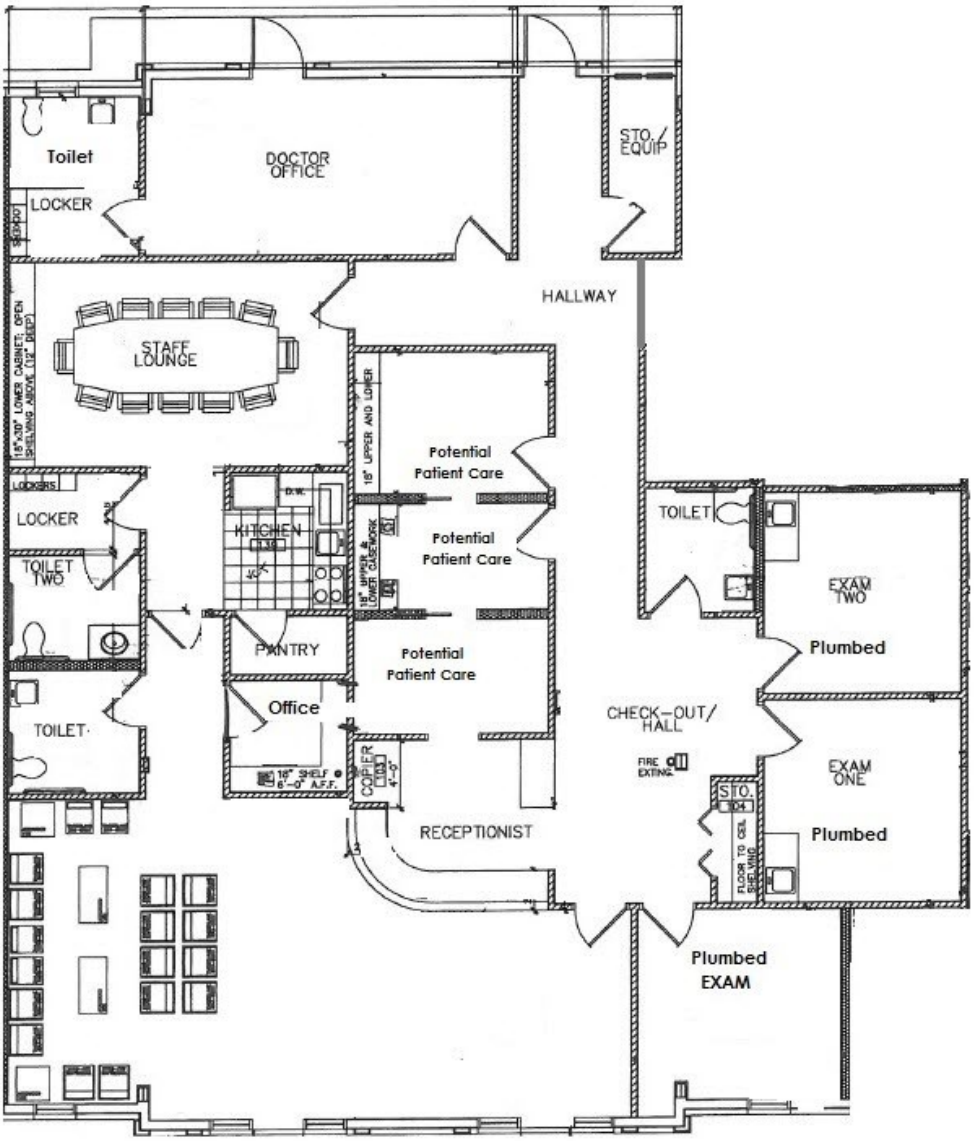
FLOOR PLAN



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SUITE B - 2,873 SF

- 1 Reception Area/Waiting Room with 19 Patient Chairs
- 4 Business Office/Workrooms With Various Equipment & Custom Cabinetry
- Doctor Office With Private Bathroom/Locker Room
- 1 Conference Room/Staff lounge With Tables & Chairs
- 3 Exam, Procedure or Consultation Rooms Plumbed for Suction, Centralized Oxygen, Nitrous Oxide and Compressed Air
- 3 Patient Care Rooms Could Be Converted From the Business Office & File Room
- 4 Bathrooms - 1 with adjoining Locker Rooms
- Kitchen & Walk-in Pantry
- 1 Server Room—Cat 5 Wired & Telephone System Room
- 1 Storage/Equipment Room
- Custom Cabinetry & Countertops Throughout
- Various Equipment & Furniture

The contained herein has been obtained from sources deemed reliable but not warranted, guaranteed or represented as to the completeness for accuracy by Carolina Commercial, LLC.

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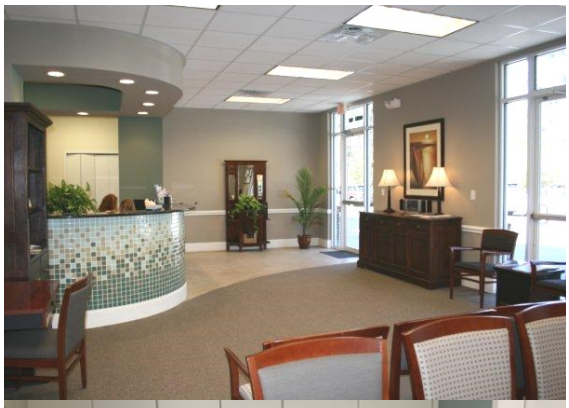
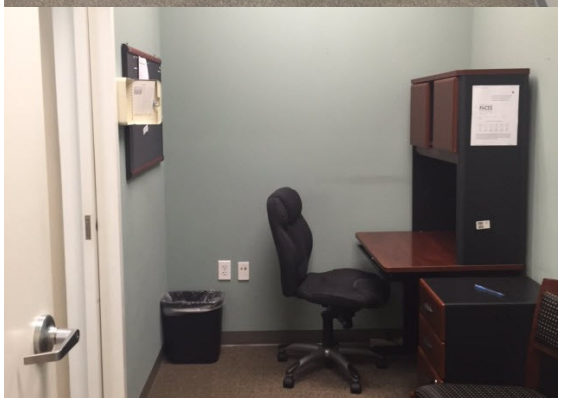
SUITE B - 2,873 SF





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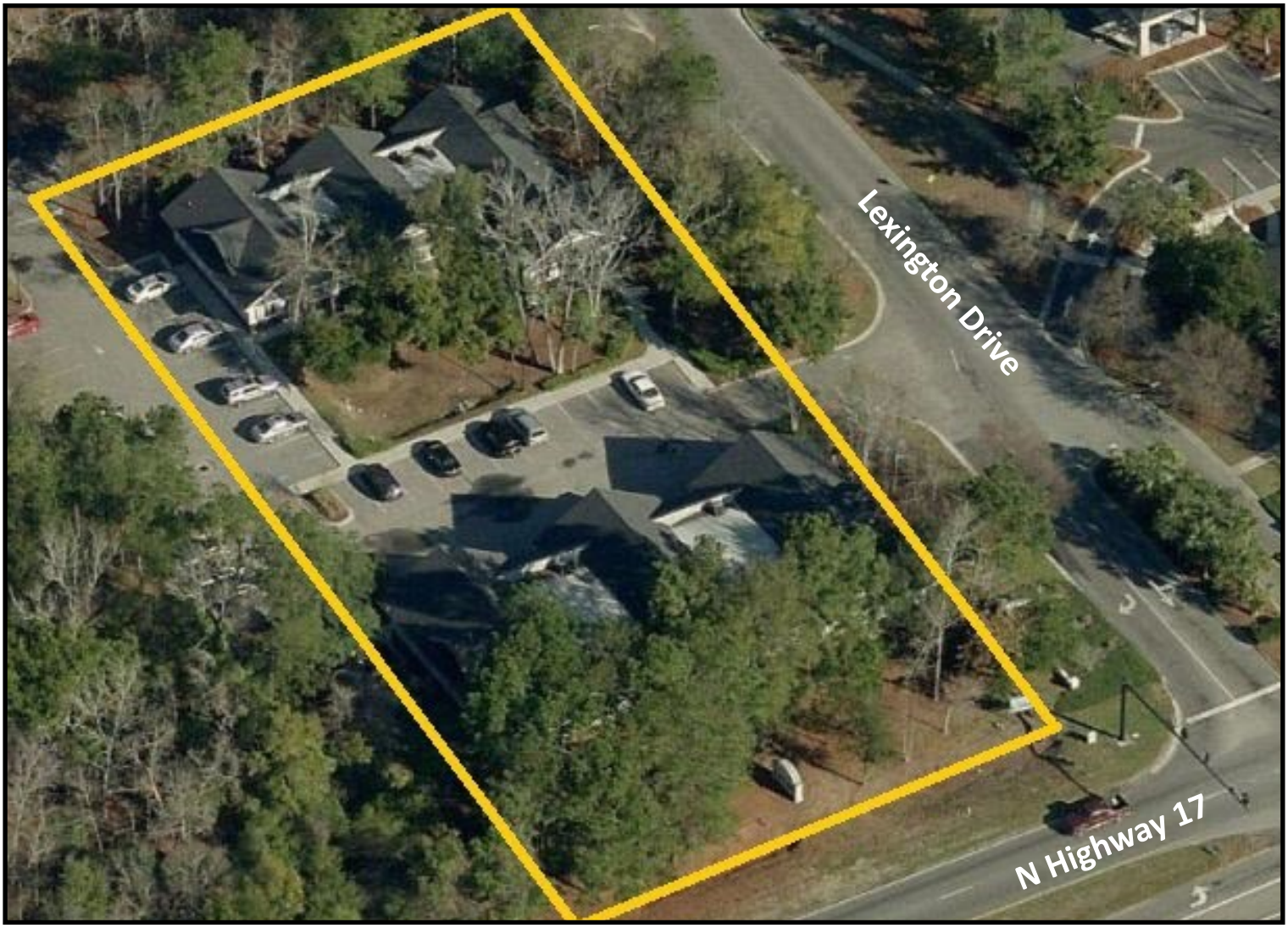
AERIAL



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