

OFFICE FOR SALE

LINEBERRY DENTAL

450 New Market Blvd #4, Boone, NC 28607



OFFERING SUMMARY

SALE PRICE:	\$799,000
CAP RATE:	7.63%
NOI:	\$61,000
AVAILABLE SF:	
ACRES:	0
BUILDING SIZE:	2,730 SF
ZONING:	B3 - General Business
PRICE / SF:	\$292.67

PROPERTY OVERVIEW

2730 sqr feet Medical Building currently used as a dentist office in the highly desirable New Market area of Boone. Strong rental history and excellent upkeep and finish make this an upper class B property. Natural gas for heating and cooling with a 3 foot slab floored crawl area for dry storage.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
643 Greenway Road,
Suite H2
Boone, NC 28607

ERIK LANIER
Commercial Broker
O: 828.963.3798
C: 828.963.3798
ErikLanier@gmail.com
NC #200543

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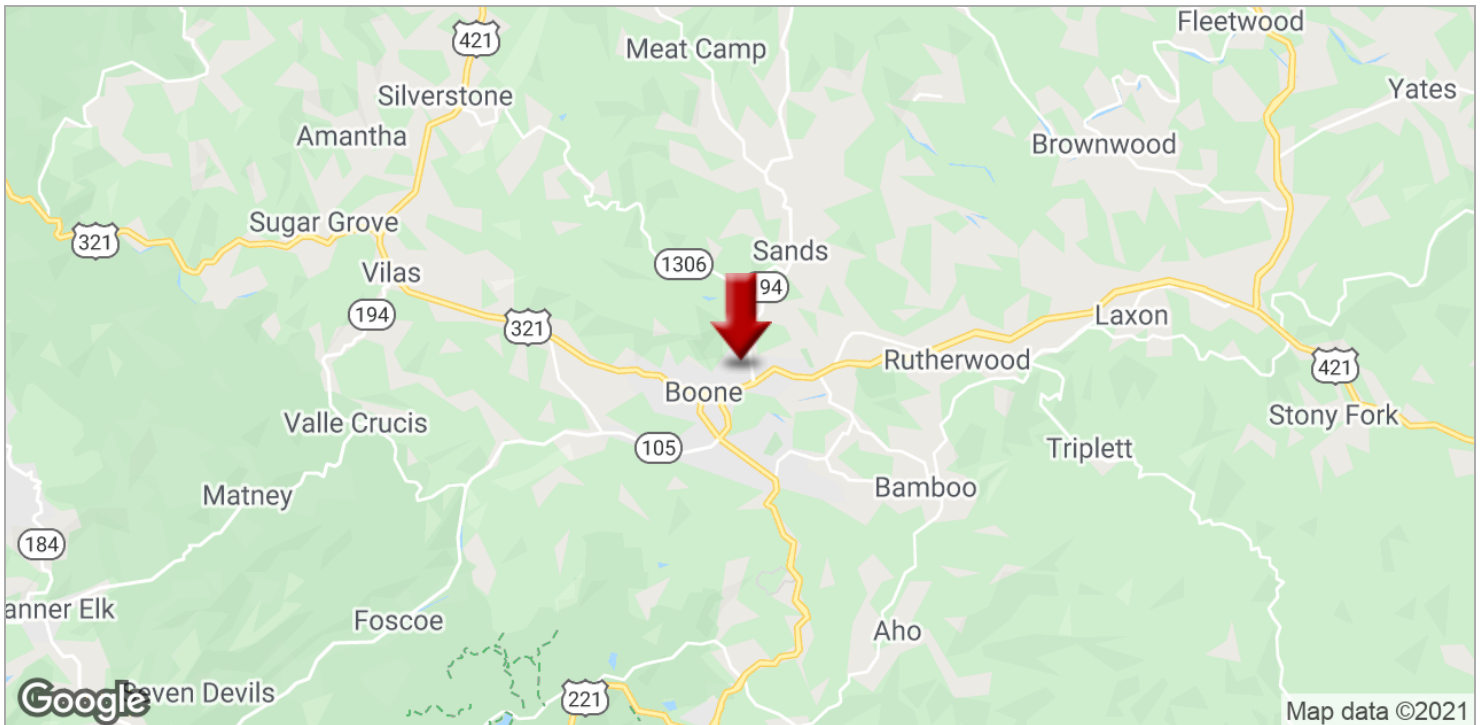
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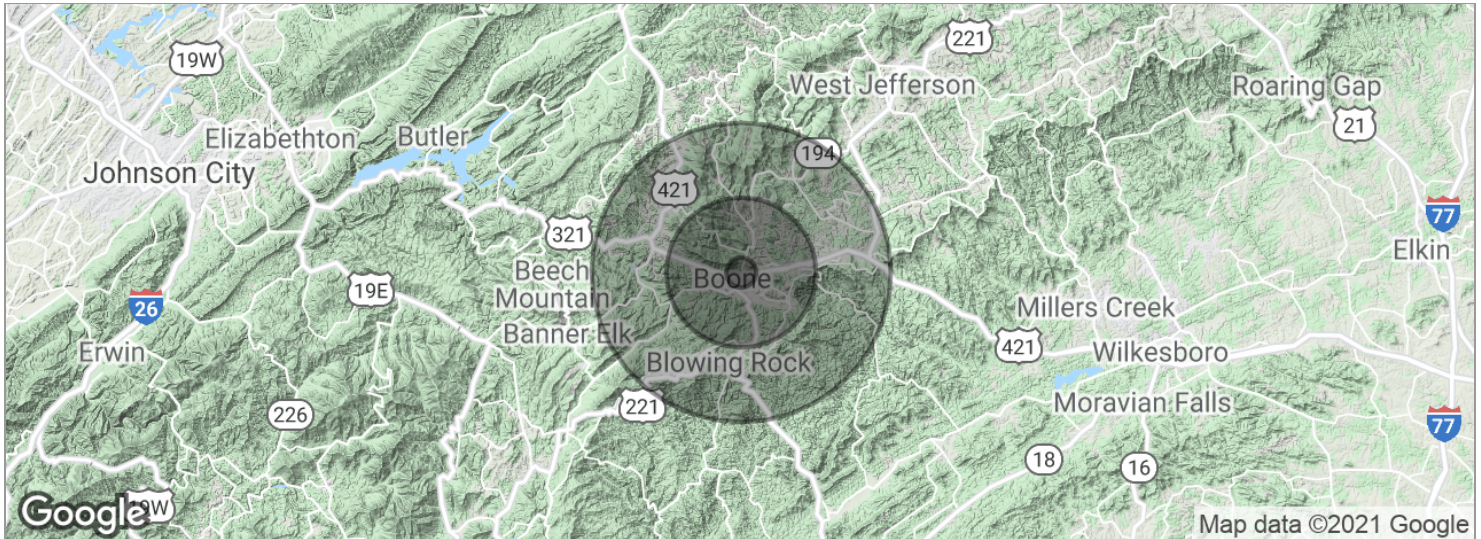
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,031	32,004	52,933
Median age	23.6	28.5	33.2
Median age (male)	23.5	27.1	31.6
Median age (Female)	23.6	29.1	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,111	13,119	22,502
# of persons per HH	1.8	2.4	2.4
Average HH income	\$35,503	\$43,109	\$47,944
Average house value	\$270,910	\$274,871	\$259,683

* Demographic data derived from 2010 US Census

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**Commercial****450 New Market Blvd # 4 Boone NC 28607**

MLS#: **206829**
 County: **Watauga**
 Area: **1-Boone, Brushy Fork, New River**
 Fire Dist: **Boone**
 School: **Hardin Park**

SqFt Total: **2,730**
 # Stories: **1**

Active

List Price: **\$799,000**
 Orig LP: **\$835,000**
 DOM: **120**

Yr Built: **2006**
 # Acres: **0.00**

Prop SubType: **Building & Land**
 Primary PIN: **2911-40-4453-004**
 Secondary PIN:
 Road Frontage:
 Restrooms: **2**
 Rent Amount:

Zoning: **Business/Comm, General Business**

Legal Description: **UNIT 4 NEW MARKET PROFESSIONAL OFFICE CONDO**

General/Property Information

Lot #: **2**
 Taxes: **\$2,677/Tax Assessor**
 Tax Value: **\$350,900**
 Cnf Spec Assmnt: **N**
 Prp Spec Assmnt: **N**

Deed Bk/Pg: **1235/030**
 Adt'l. Dd Bk/Pg:
 Plat Sect:
 Plat Bk/Pg:
 Rst/Cov Bk/Pg:

Features

Type: **Office Space, Other-See Remarks**
 Heat: **Gas**
 Air Cond: **Gas**
 Amenities: **Air Conditioned, Cable Available, High Speed Internet, Long Term Rental Permitted**
 Construction Type: **Masonry**
 Exterior: **Cedar**
 Roof: **Asphalt Shingle**
 Water: **City**
 Sewer: **City**
 Parking: **11-25 Spaces**

Miscellaneous

Financing: **Cash/New**
 Pot Short Sale: **No**
 Disclosures

Marketing Area:
 Forecls/REO: **No**

Remarks

Directions: **Take King Street East from Downtown Boone to Left on New Market Boulevard. Follow to Right at the Council of Governments Building. Property is in the second lot and Unit 4 is the end unit nearest Hardin Park Elementary School.**

Public Remarks: **2730 sqr feet Medical Building currently used as a dentist office in the highly desirable New Market area of Boone. Strong rental history and excellent upkeep and finish make this an upper class B property. Natural gas for heating and cooling with a 3 foot slab floored crawl area for dry storage. 9 and 10 foot ceilings with wood throughout make this one of the nicer medical offices in town. Excellent location and good parking provide for a convenient patient experience.**

Agent Remarks: **Available for lease for \$5000 per month. Owner pays taxes and building insurance. Tenant pays all other expenses including POA dues. Backup generator is not included in the sale, but is negotiable. The 3 foot crawl space is accessed internally via a ladder in the kitchen area. There is attic space, but it is not very functional because of roof rafters.**

Listing/Office Information

Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**
 Firm License#: **C22738**

Listing Agent: **Erik Lanier (200543)**
 Email: **eriklanier@gmail.com**

Phone: **(828) 963-3798**
 License#: **200543**

Co Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**

Co Listing Agent: **Charles Williamson (303422)**
 Email: **glen_w2012@charter.net**

Phone: **(603) 494-8505**
 License#: **303422**

List/Effective Dt: **04/17/2018**

Contract Dt:
 Due Dil End Dt:

List Type: **Exclusive Right to Sell**
 Show Instr: **24 Hour Notice, Appointment**
 Owner Name: **Rocking Chair Investment Prop**
 Buy Agt Com: **5%**

DOM: **120**

Sub-Agt Com: **0%**

[If you have a concern about the information in this listing, click here to comment](#)

 Photos



Exterior



Well Maintained Lobby - 9 foot ceilings



Well Maintained Lobby - 9 foot ceilings



High ceilings, nice finish throughout



Kitchen and break area



Easy access parking lot



Example of an operator



East Side of the Building



East Side and Back of Building



3 foot crawl underneath for plenty of dry storage

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PROFESSIONAL BACKGROUND

Erik Lanier has been a Commercial Broker since 2005 - He specialized in Leasing and Property Management for a partnership which owned 7 office buildings and other investments, but was active in Commercial Sales and Investments, which is his passion. He has experience in Land Planning and Development as well as vacation home construction. Erik loves meeting investors and finding the right fit for their needs. Erik has also taken and passed the CCIM Courses 101 through 104.

Erik is a member of the Boone Chamber of Commerce Business Development Committee and the Watauga County Economic Development Committee.

Erik Lanier also has created powerful database tools for the High Country Real Estate Market which he sells to Banks, Appraisers, and other Real Estate Related businesses. He is a frequent speaker at local associations on Real Estate Market conditions in the High Country and is available to speak by request and availability. Please contact him if you would like for him to speak at your organization.

EDUCATION

I was first licensed in Florida in 1986 and 1st licensed in North Carolina in 1995. I have an extensive background in Real Estate Education including the Realtor Land Institute, CCIM, and the ABR program. I have also taught Agency and Contracts classes for the local MLS orientation classes for the last 8 years.

In 2005 I decided to change from Residential Real Estate to Commercial Real Estate. I immersed myself in education including the CCIM 101, 102, 103, and 104 courses. Since my business morphed into Commercial Leasing with some commercial deals, I have not had the opportunity to complete my resume (\$10MM in activity within 5 years) to obtain the designation, therefore I am NOT a CCIM designee. I also took the Realtor Land Institute courses. I passed all my courses. I have been through the process of land planning, land development, and vacation home construction.

MEMBERSHIPS

High Country Association of Realtors
Boone Sunrise Rotary Club
Baptist Men Relief Organization
Boone Chamber of Commerce Business Development Committee - Chairman
Watauga County Economic Development Committee - Vice Chair
High Country Host Board Member (hospitality promotion organization)

LAKE NORMAN - CORNELIUS

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