

5530-119 MUNFORD ROAD

SINGLE-TENANT 3,600 SF OFFICE CONDOMINIUM OFF GLENWOOD AVENUE, RALEIGH, NC 27612

INVESTMENT PROPERTY FOR SALE - TEN (10) YEAR LEASE



CAPITAL
ASSOCIATES®

5530 Munford Road (“North Raleigh Psychiatry”) is a 3,617 RSF single-level, single-tenant investment condominium comprising of three combined units located in Raleigh, North Carolina. The space is currently leased by North Raleigh Psychiatry for ten (10) years, and is located directly off of Glenwood Avenue.

5530 Munford Road was constructed in 2002. The ten (10) year lease term commenced August 1, 2020 with annual escalations of 3%. Year 1 NOI is \$72,350.

**10 YEAR
LEASE
TERM**

**3,617
SQUARE FEET**

**TRUE
“NNN”
LEASE**

BRET MULLER
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WES JOHNSON
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PROPERTY SPECIFICATIONS

TENANT	Credit Tenant with 10 Year Lease
PROPERTY TYPE	Office Condo
TOTAL RSF	3,617
NO. OF FLOORS	1
YEAR BUILT	2002
BUILDING TYPE	Jointed Masonry
LOCATION	Raleigh, NC
COUNTY	Wake
YEAR 1 NOI	\$72,350 - 3% Annual Escalations
TAXES	\$6,007.72
COA DUES	\$638/month
COA DUES INCLUDE	Insurance on Building, Trash, Water, Landscaping, and Outside Building Maintenance

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5530 MUNFORD ROAD



CHECK IN / WAITING AREA



BACK OFFICE





POINTS OF INTEREST

DINING

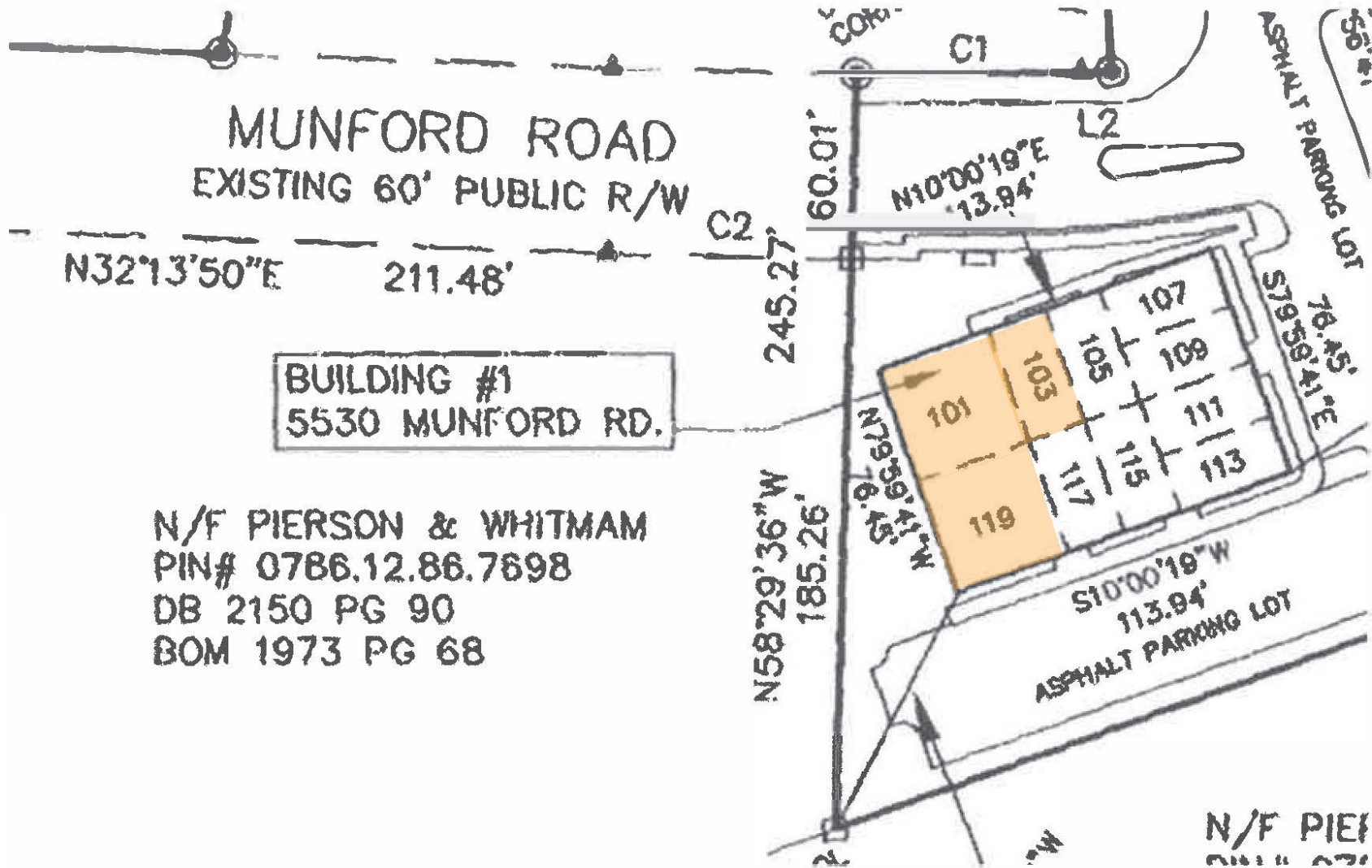
- First Watch Cafe
- Panera Bread
- Fresh Local Ice Cream
- Taco Bell
- Chili's
- Starbucks

CONVENIENCE

- Wal Mart
- Fitness Connection
- Marshall's
- Crabtree Valley Mall

CONDO PLAN

THREE COMBINED UNITS



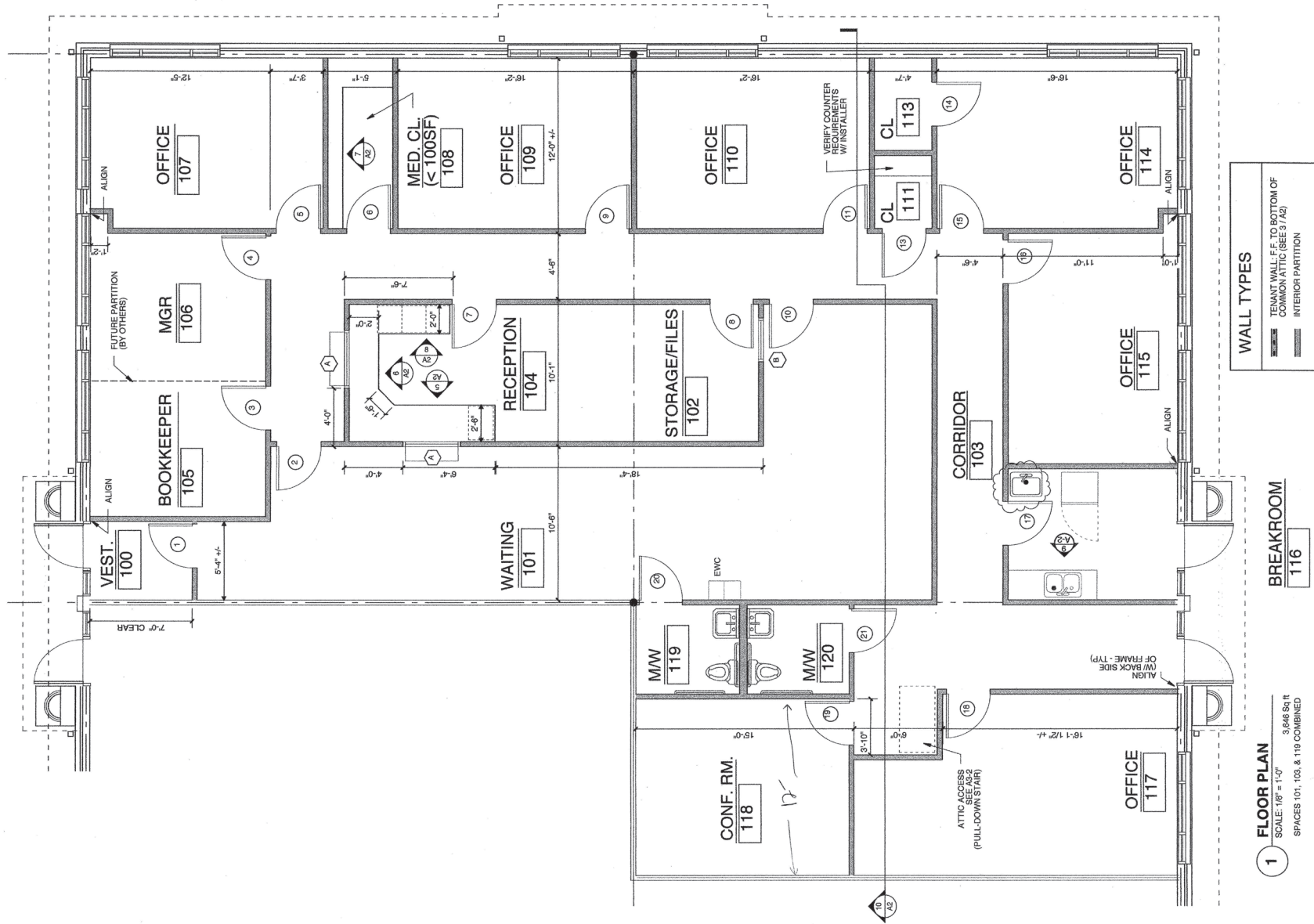
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FLOOR PLAN



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