MEDICAL/DENTAL OFFICE IN PREMIER REGIONAL MEDICAL PARK

4 MEDICAL PARK DRIVE

ASHEVILLE, NC

FOR SALE

$3,795,000

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WHITNEY COMMERCIAL REAL ESTATE SERVICES
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Specialized Clinical Space in Regional Medical Corridor

4 Medical Park Drive in Asheville, North Carolina represents a compelling investment opportunity within one of Western North Carolina's most established and desirable medical parks. This well-maintained medical/dental office building encompasses approximately 8,911 square feet of highly functional clinical and administrative space, situated on a 0.71-acre parcel. Purpose-built for dental use, the property is thoughtfully configured with dedicated exam rooms and a surgical suite, allowing for immediate occupancy by a wide range of healthcare providers. Originally constructed in 2000 for an owner-occupant, the facility has been consistently operated as an oral surgery practice, underscoring its suitability for specialized clinical use.

The site offers strong accessibility, featuring upper and lower parking areas with a total of 26 striped spaces, along with the potential to add additional parking if needed. Existing medical and dental infrastructure is in place, including a backup generator (currently not operational), providing a solid foundation for future upgrades or continued use.

Overall, 4 Medical Park Drive delivers a rare combination of location, functionality, and adaptability, which positions it as an attractive option for both investors and owner-users seeking a presence in Asheville's thriving healthcare market.

LOCATION DESCRIPTION

Strategically positioned near complementary facilities with direct access to a strong patient base, this asset is poised to maintain steady clinical operations. The specialized layout and administrative areas provide excellent utility for providers seeking functional space in a high-demand location.

HIGHLIGHTS

- PRIME I-40 LOCATION
- PURPOSE-BUILT DENTAL OFFICE FLOOR PLAN
- HIGH VISIBILITY AT ENTRANCE TO REGIONAL MEDICAL PARK

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FLOORPLAN - MAIN LEVEL

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Main Level

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FLOORPLAN - UPPER & LOWER LEVELS

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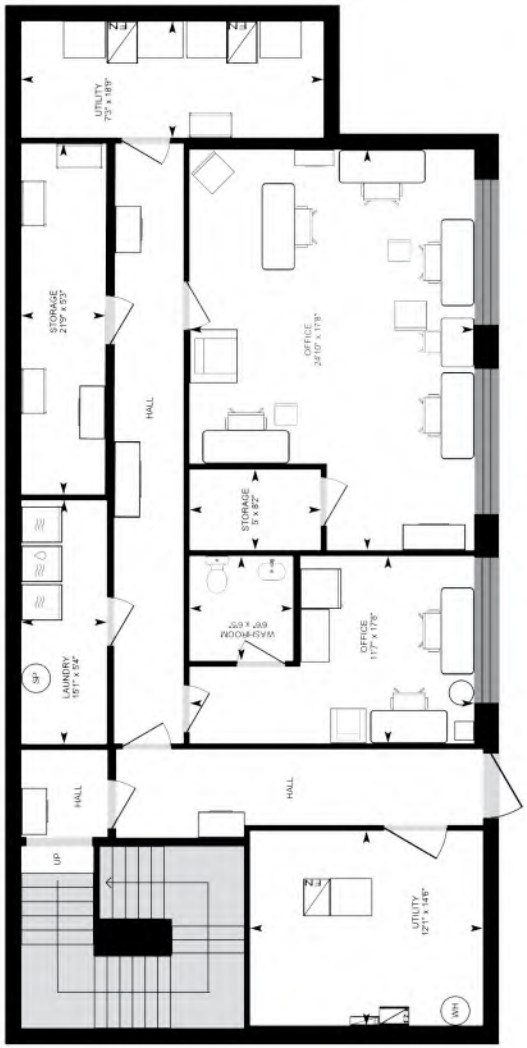

Basement/Lower Level

2nd Floor

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LOCATION MAP

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COMMERCIAL BROKER

austin walker

CCIM, SIOR

Commercial Real Estate Broker

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awalker@whitneycre.com

Austin Walker serves as a broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties in Western North Carolina. With over 25 years of commercial real estate experience, Austin has secured over 730 transactions resulting in a career sales volume in excess of $350 million. Austin has a consistent track record of closing 30 to 65 transactions annually since he started brokering in Asheville in 2003.

Austin is a licensed North Carolina real estate broker, as well as an SIOR and a CCIM designee. The Society of Industrial and Office Realtors (SIOR) designation is a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry, held by only 3,000 commercial practitioners worldwide. The Certified Commercial Invest- ment Member (CCIM) designation represents a theoretical and practical knowledge base from years of study.

Prior to joining Whitney Commercial Real Estate Services, Austin served with Tessier Associates, Inc., focusing on leasing, property management, and the disposition of investment properties. Previously, Austin was a project manager of Talon Development Group, Inc. in Bloomfield Hills, Michigan, focusing on due diligence, financial analysis, and asset management of several commercial and mixed use projects.

Austin has consistently been active in the community. He is currently serving as the President of the SIOR Carolinas Chapter; has served as President of the Asheville Area Chamber of Commerce; has served as a member of the NC-CCIM Chapter Board of Directors; has been the Chair of the Commercial Investment Division standing committee of the Asheville Board of Realtors; and as President of the Asheville Commercial Industrial Realtors Association. Austin earned a Bachelor of Business Administration from Ohio University.

Originally from Birmingham, Michigan, Austin currently resides in Asheville, North Carolina with his wife and their two children. Leisure interests include competitive cycling, swimming, hockey, and causing trouble with his two kids.

TRANSACTION HIGHLIGHTS

150 WESTSIDE DR., ASHEVILLE
$7,150,000 142,500 SF
SEPTEMBER-2021
REPRESENTED BUYER

270 RUTLEDGE RD., ARDEN
$5,000,000
36,000 SF
APRIL-2024
REPRESENTED SELLER

140 VISTA BLVD., ARDEN
$8,000,000
55,620 SF
SEPTEMBER-2024
REPRESENTED BUYER

4600 HENDERSONVILLE RD., FLETCHER
$15,000,000
466,075 SF
APRIL-2024
REPRESENTED SELLER

99 BROADPOINTE DR., MILLS RIVER
$12,500,000
89,828 SF
OCTOBER-2024
REPRESENTED SELLER

BANNER FARM RD., MILLS RIVER
$14,195,746
143,000 SF
DECEMBER-2024
REPRESENTED SELLER

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