

MEDICAL CONDOMINIUM OPPORTUNITY

15419 Hodges Circle, Unit 100 | Huntersville, NC

FOR
SALE



BUILDING SPECIFICATIONS

PROPERTY TYPE:
Medical Office Condo

AVAILABLE SPACE:
Suite 100: \pm 7,621 USF
 \pm 8,794 RSF

YEAR BUILT:
2011

SALES PRICE:
\$2,860,000 (\$325/RSF)

PROPERTY HIGHLIGHTS

- Entire 1st Floor Unit (#100)
- Built in 2011
- Located at Gilead Medical Center off I-77, Exit 23
- Available for occupancy late 2024/early 2025
- Close proximity to Huntersville Medical Center - Novant Health

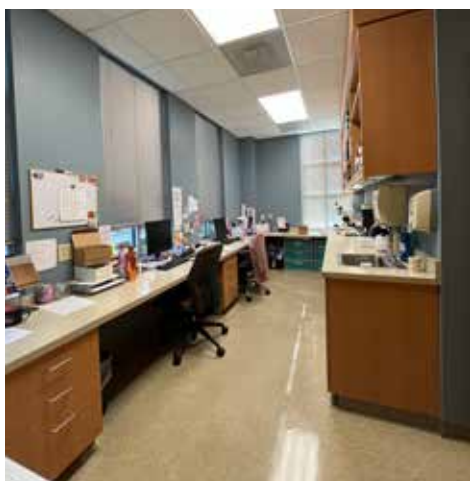
TIFFANY SLAYDEN

d. 704-971-8906

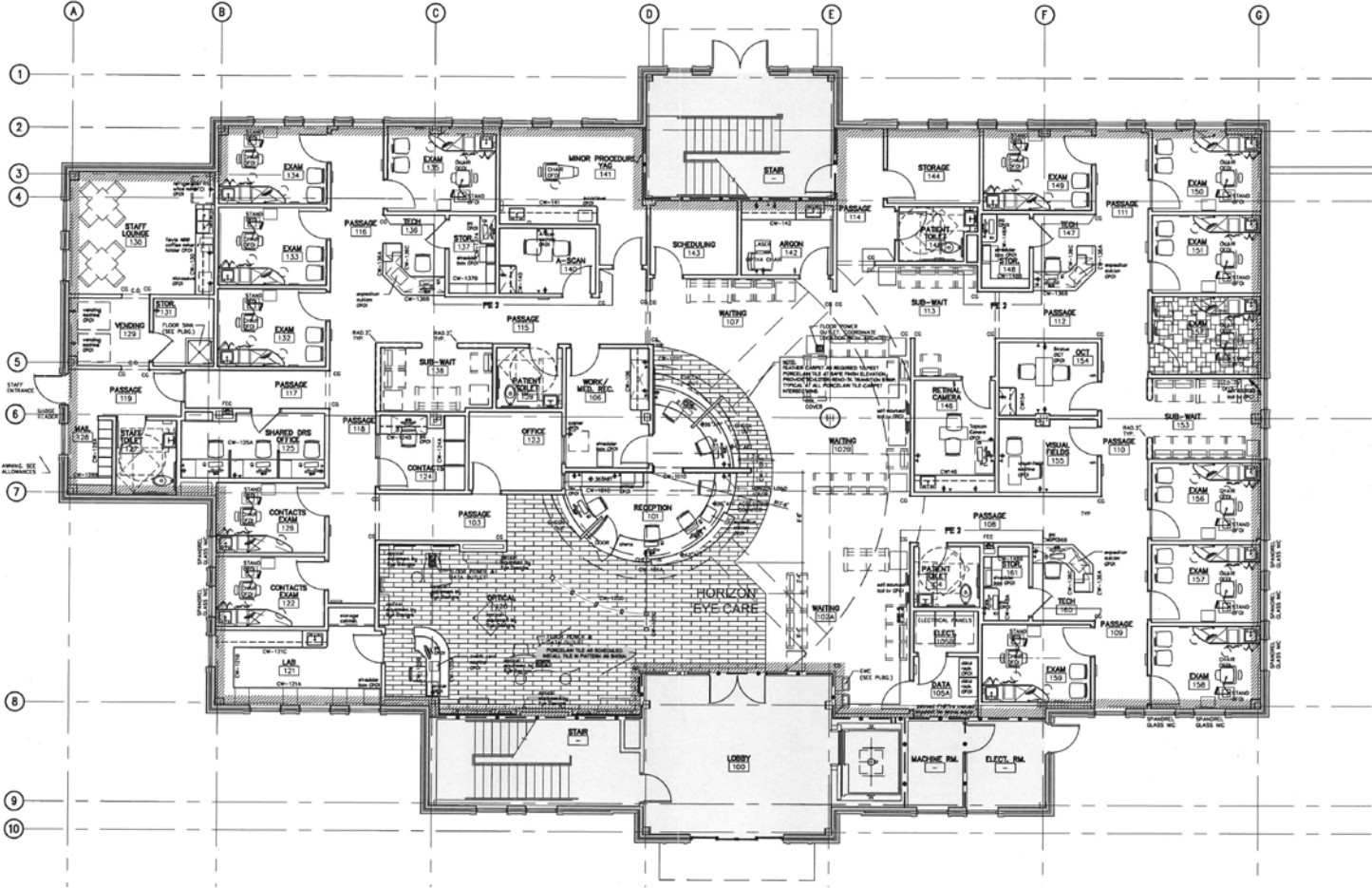
c. 704-906-9699

tiffany@FlagshipHP.com

INTERIOR PHOTOS



FLOORPLAN



[CLICK HERE TO VIEW A VIRTUAL TOUR](#)

2701 Coltsgate Road, Suite 300 | Charlotte, NC 28211 | P. 704-442-0222 | F. 704-367-0196 | www.FlagshipHP.com

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AERIAL MAP



FINANCIAL INFO

ANNUAL COMMON AREA MAINTENANCE (CAM)*:

UNIT	USF	% INTEREST	2022	2023
100	7,621	51.51%	\$19,684	\$30,014
200	3,681	24.88%	\$9,507	\$14,497
201	3,493	23.61%	\$9,022	\$13,757
Totals	14,796	100%	\$38,215	\$58,270

MONTHLY COMMON AREA MAINTENANCE (CAM)*:

UNIT	USF	% INTEREST	2022	2023
100	7,621	51.51%	\$1,640	\$2,501
200	3,681	24.88%	\$792	\$1,208
201	3,493	23.61%	\$751	\$1,146
Totals	14,796	100%	\$3,184	\$4,855

*NOTES: CAM includes Elevator Maintenance, Alarm & Life Safety, HVAC (common areas), Building Insurance, Landscaping, Trash, Master Association Dues, Maintenance & Repairs, Electricity, Water and Janitorial (common areas)

CONTACT

TIFFANY SLAYDEN

Senior Vice President, Leasing & Brokerage

d. 704-971-8906

c. 704-906-9699

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Charlotte, NC 28211

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