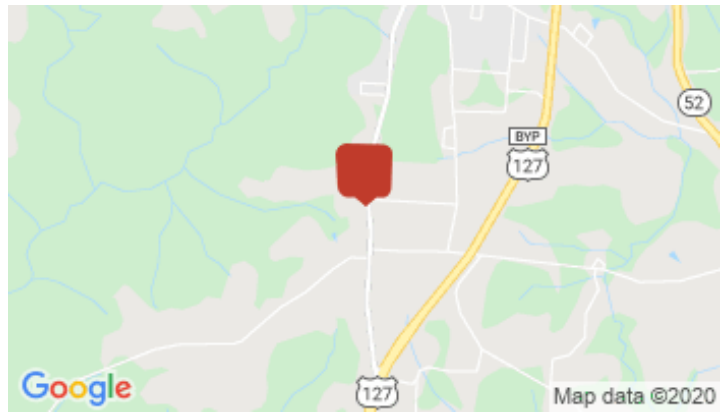


# Pristine Medical Office Opportunity

## 1010 Old Highway 127 S, Jamestown, TN 38556



Listing ID:	30654188
Status:	Active
Property Type:	Office For Sale
Office Type:	Medical, Office Building
Gross Land Area:	0.56 Acres
Sale Price:	\$348,000
Unit Price:	\$110.48 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Crossville
County:	Fentress
Tax ID/APN:	025074 06201
Property Use Type:	Vacant/Owner-User
Class of Space:	Class B
Building/Unit Size (RSF):	3,150 SF
Year Built:	1976
Construction/Siding:	Brick
Parking Type:	Surface



### Overview/Comments

Fantastic opportunity to own a turn-key medical office in Jamestown, TN! Owner's retirement means this pristine building is ready for a new occupant as a medical office, or the building can easily be converted to general office space. Currently, the building is configured with five (5) extra-spacious exam rooms, a waiting area, reception area, nurse/lab station, two offices, two bathrooms, a break room and storage area. Each exam room is plumbed with sinks and has floor-to-ceiling windows, providing ample natural lighting. The reception and waiting area are inviting and also have ample natural lighting.

The property is set on a main thoroughfare with high visibility and easy accessibility.

Medical equipment not included in the building purchase price but can be negotiable as part of the sale. Excellent opportunity for an owner/occupier or investor.