

# Business - Mount Pleasant, TX



**305 W 20th Street, Mount Pleasant, TX, 75455**

Offered at \$1,750,000

Absolute NNN investment opportunity with established, long term medical tenant based in Tyler, TX. Azalea Orthopedics has been in the market since 1999 and has been located at the property since 2015. Azalea and the current owner have agreed to a new 10 year master lease commencing on September 1, 2021, with annual base rent increases. Financials are available for qualified buyers. Professional Medical-Office space; Approx. 7,048 sf on 1.31 ac. Renovated 2017 Class A Medical Office Located in Medical District Near Interstate 30 Concrete parking

0 Bedrooms

0 Bathrooms

7,048 sqft

1.31 acre (lot size)

Built: 1999



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