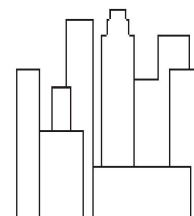


N3972 COLUMBIA AVENUE TOWN OF FREEDOM



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IMPROVEMENTS

The all brick one-story building is currently built out for medical use and contains approximately 5,563 gross square feet. Building plans are on file.

Building Size:	5,563 gross s.f. approximate	Construction:	Brick
Age:	Built in 2002	Condition:	Excellent
Heat:	GFA	A/C:	Central

PARCEL INFORMATION

Zoned Commercial

LEASE INFORMATION

Lease price to be determined based on length of lease and occupancy.
Prevea Clinics current lease runs thru June 30, 2012 at a 12% capitalization rate.
Prevea Clinic has vacated the site.

COMMENTS

Formerly known as Freedom Prevea Clinic, the building is built out for medical use and could be converted to office use. Parking lot is blacktopped and more than ample.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.