



\$6,800,000

- Medical Office
- David Butler, Scott Clements
- For Sale

FRANCISCAN MEDICAL CLINIC - BELFAIR

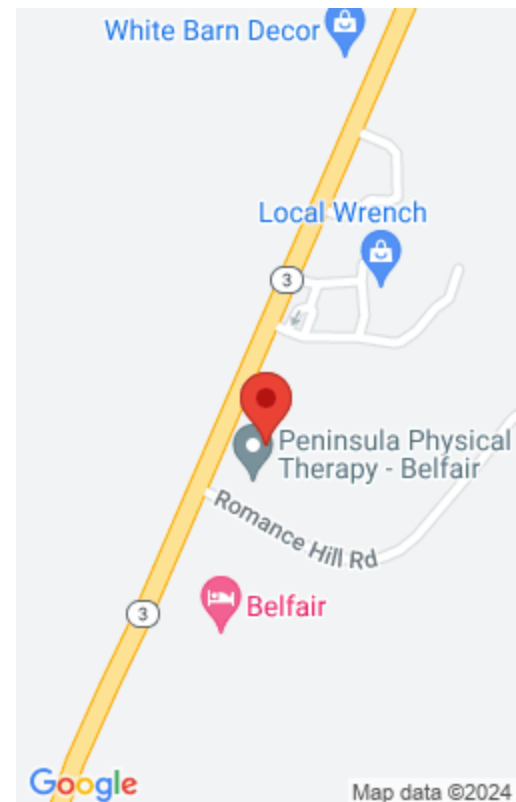
<https://www.orioncp.com>



Scott Clements



David Butler



Property Information

Status: For Sale

Type: Medical Office

Land Size (SF): 76,514

Year Built: 2008

Zoning: MU

Date added: Added 4 weeks ago

Broker(s): David Butler, Scott Clements

County: Mason

Building Size (SF): 11,503

Year Renovated: 2023

Cap Rate: 5.46

Property Highlights

Property Highlights:

- Franciscan Medical Clinic - Belfair is the only Urgent Care Facility serving all of north Mason County.

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Long-term Tenants: Virginia Mason Franciscan Health, Peninsula Physical Therapy, and Belfair Dental have occupied their respective suites since the building's construction in 2008/2009.

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Recently, two of the tenants exercised their third and final 5-year extension options, while Virginia Mason Franciscan Health still has over 10 years remaining on their most recent 15-year extension.

- Conveniently situated off WA-3 and Romance Hill Road, this location offers high visibility and easy access.
- Recently underwent an exterior facelift: awnings above each suite's entrances were replaced, and the entire building was repainted in 2023.
- Business financials are available upon execution of the [confidentiality agreement](#).

Documents

Marketing Materials - URL: [Offering Memorandum](#)

