



Commercial
450 New Market Blvd # 4 Boone NC 28607
 MLS#: **206829**
 County: **Watauga**
 Area: **1-Boone, Brushy Fork, New River**
 Fire Dist: **Boone**
 School: **Hardin Park**
 SqFt Total: **2,730**
 # Stories: **1**

Active
 List Price: **\$799,000**
 Orig LP: **\$835,000**
 DOM: **120**
 Yr Built: **2006**
 # Acres: **0.00**

General/Property Information

Prop SubType: **Building & Land**
 Primary PIN: **2911-40-4453-004**
 Secondary PIN:
 Road Frontage:
 Restrooms: **2**
 Rent Amount:
 Zoning: **Business/Comm, General Business**
 Legal Description: **UNIT 4 NEW MARKET PROFESSIONAL OFFICE CONDO**

Lot #: **1**
 Taxes: **\$2,677/Tax Assessor**
 Tax Value: **\$350,900**
 Cnf Spec Assmnt: **N**
 Prp Spec Assmnt: **N**

Deed Bk/Pg: **1235/030**
 Adt'l. Dd Bk/Pg:
 Plat Sect:
 Plat Bk/Pg:
 Rst/Cov Bk/Pg:

Features

Type: **Office Space, Other-See Remarks**
 Heat: **Gas**
 Air Cond: **Gas**
 Amenities: **Air Conditioned, Cable Available, High Speed Internet, Long Term Rental Permitted**
 Construction Type: **Masonry**
 Exterior: **Cedar**
 Roof: **Asphalt Shingle**
 Water: **City**
 Sewer: **City**
 Parking: **11-25 Spaces**

Miscellaneous

Financing: **Cash/New**
 Pot Short Sale: **No**
 Disclosures:
 Marketing Area:
 Forecls/REO: **No**

Remarks

Directions: **Take King Street East from Downtown Boone to Left on New Market Boulevard. Follow to Right at the Council of Governments Building. Property is in the second lot and Unit 4 is the end unit nearest Hardin Park Elementary School.**

Public Remarks: **2730 sqr feet Medical Building currently used as a dentist office in the highly desirable New Market area of Boone. Strong rental history and excellent upkeep and finish make this an upper class B property. Natural gas for heating and cooling with a 3 foot slab floored crawl area for dry storage. 9 and 10 foot ceilings with wood throughout make this one of the nicer medical offices in town. Excellent location and good parking provide for a convenient patient experience.**

Agent Remarks: **Available for lease for \$5000 per month. Owner pays taxes and building insurance. Tenant pays all other expenses including POA dues. Backup generator is not included in the sale, but is negotiable. The 3 foot crawl space is accessed internally via a ladder in the kitchen area. There is attic space, but it is not very functional because of roof rafters.**

Listing/Office Information

Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607
 Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**
 Firm License#: **C22738**

Listing Agent: **Erik Lanier (200543)**
 Email: **eriklanier@gmail.com**
 Phone: **(828) 963-3798**
 License#: **200543**

Co Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607
 Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**

Co Listing Agent: **Charles Williamson (303422)**
 Email: **glen_w2012@charter.net**
 Phone: **(603) 494-8505**
 License#: **303422**

List/Effective Dt: **04/17/2018**
 Contract Dt:
 Due Dil End Dt:

List Type: **Exclusive Right to Sell**
 Show Instr: **24 Hour Notice, Appointment**
 Owner Name: **Rocking Chair Investment Prop**
 Buy Agt Com: **5%**
 DOM: **120**
 Sub-Agt Com: **0%**

[If you have a concern about the information in this listing, click here to comment](#)

Photos



Exterior



Well Maintained Lobby - 9 foot ceilings



Well Maintained Lobby - 9 foot ceilings



High ceilings, nice finish throughout



Kitchen and break area



Easy access parking lot



Example of an operator



East Side of the Building



East Side and Back of Building



3 foot crawl underneath for plenty of dry storage