



PROPERTY DETAILS

PROPERTY TYPE
Medical Offices

BUILDING SIZE
SqFt 16,490

OCCUPANCY
100%

ACQUISITION DATE
May 2022

CASH-ON-CASH

14.5%

+ Principal Paydown

**AVERAGE
INVESTOR
RETURN**



**EXPLORE
INVESTMENTS**

SCHEDULE A CALL

CHARLESTOWN SUITES

New Albany, IN

Charlestown Suites is a premier multi-tenant medical office building located in the heart of New Albany, Indiana. Designed to support healthcare services in a rapidly expanding community, this property enjoys a prime location surrounded by single-family homes, apartment complexes, and retail centers.

Its position ensures consistent foot traffic, excellent visibility, and accessibility, making it an ideal environment for healthcare providers and investors seeking growth opportunities in this market.

KEY HIGHLIGHTS

- **Strategic Location:** Nestled in a high-growth area, Charlestown Suites benefits from a vibrant neighborhood with a mix of residential and commercial developments, fostering a steady stream of potential clients and patients.
- **Anchored by United Healthcare:** The property boasts a strong anchor tenant, underscoring its reputation as a reliable and valuable healthcare hub.
- **100% Occupancy Rate:** A fully leased building with a diverse and synergistic tenant mix provides stability and consistent returns.
- **Healthcare-Focused Design:** Purpose-built to cater to medical professionals, Charlestown Suites offers the infrastructure and location needed for long-term success in the healthcare sector.

Its prime location, robust tenant mix, and 100% occupancy make it a standout choice for healthcare providers and investors looking to establish or expand their presence in this growing market.

 Practice medicine by choice, not obligation.

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