



**\$5,700,000**

## FRANCISCAN MEDICAL CLINIC - BELFAIR

<https://www.orioncp.com>

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



**David Butler**



**Scott Clements**



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## Property Information

**Status:** For Sale

**Type:** Medical Office

**Land Size (SF):** 76,514

**Year Built:** 2008

**Zoning:** MU

**Date added:** Added 7 months ago

**Broker(s):** David Butler, Scott Clements

**County:** Mason

**Building Size (SF):** 11,503

**Year Renovated:** 2023

**Cap Rate:** 6.6

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## Property Highlights

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- SELLER FINANCING AVAILABLE
- Franciscan Medical Clinic - Belfair is the only Urgent Care Facility serving all of north Mason County.
- 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.
- 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](#).

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## Documents

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

