



**\$8/SF/YR
FOR LEASE**

721 MALCOLM BLVD VALDESE, NC

Suite E, an exceptional medical (or retail) space in Valdeese, is strategically positioned just across from the hospital, ensuring a constant flow of potential customers. Boasting a generous 6,089 square feet and featuring three offices, two storage rooms, and two private restrooms, this property offers versatility for various retail needs. The spacious showroom/waiting room is perfect for showcasing products or to use as an area for seating. Don't miss this prime opportunity to establish your business in a highly desirable location!

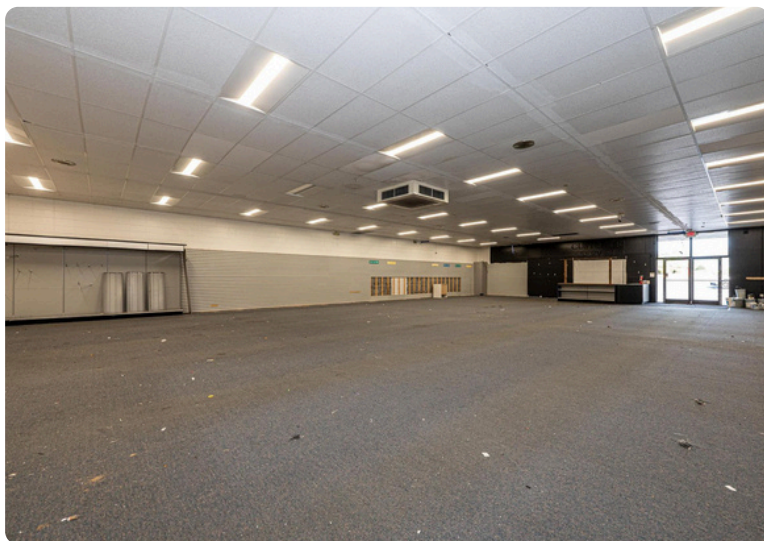
CONTACT INFO

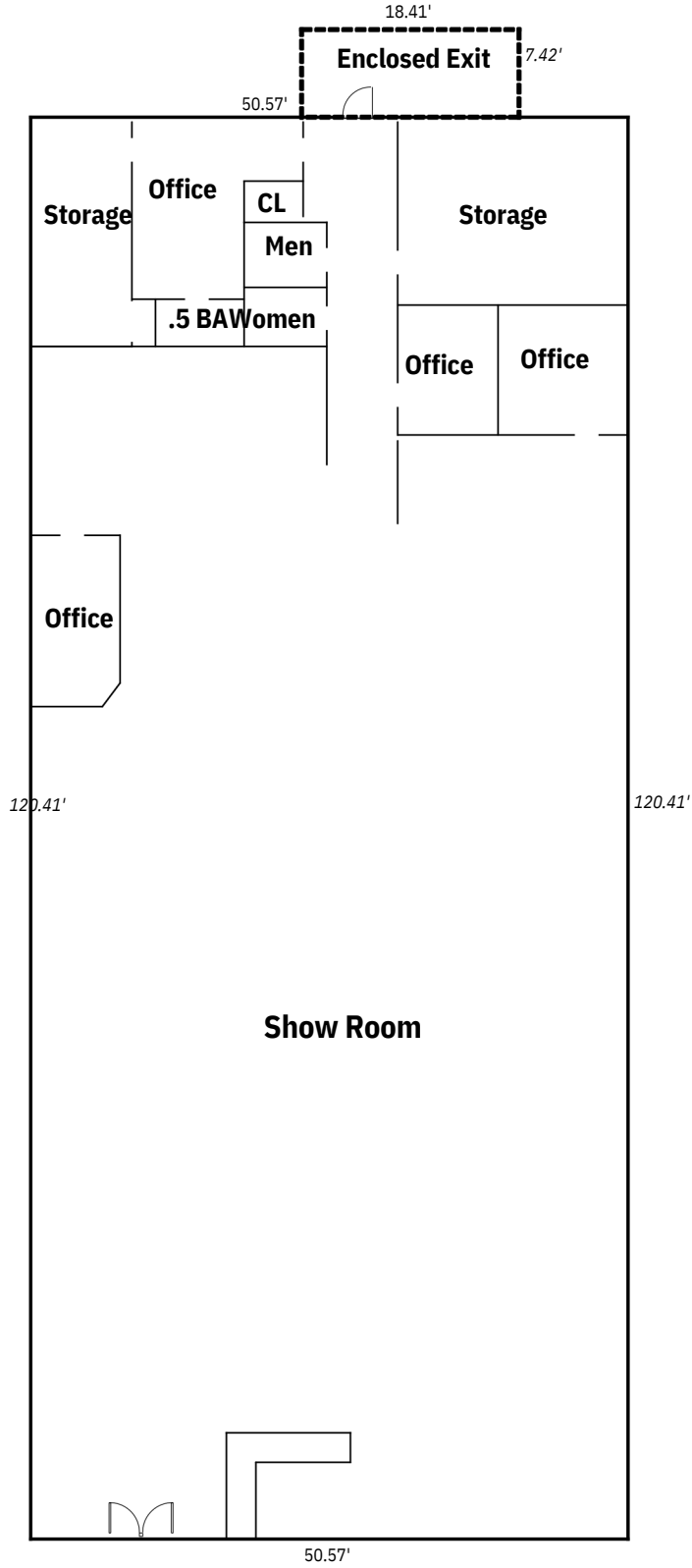
GAVIN MITCHELL | APRIL HEWITT

gavin@bhicp.com | april@bhicp.com

(828) 322-1723

PHOTOS





TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Level	6089.13 Sq ft	$50.57 \times 120.41 = 6089.13$
Total Living Area (Rounded):	6089 Sq ft	
Non-living Area		
Enc Exit Area	136.54 Sq ft	$18.41 \times 7.42 = 136.54$

AERIAL & PROPERTY HIGHLIGHTS



**INCREDIBLE LOCATION
ACROSS FROM UNC
BLUE RIDGE- VALDESE
HOSPITAL**

**THREE OFFICES & TWO
STORAGE ROOMS**

**LARGE, OPEN
WAITING/SHOWROOM**

6,089 SQUARE FEET

**HIGHLY DESIRED
LOCATION**