

Fresenius Medical Care

Donora, PA



\$ Purchase Price:
\$2,087,970

% Cap Rate:
7.50%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a 100% fee simple interest in the Fresenius Medical Care property located at 470 Galiffa Drive in Donora, Pennsylvania (the "Property"). The Property consists of a 7,800 SF medical office building situated on a 1.64-acre parcel of land. The Property is leased to Bio-Medical Applications of Pennsylvania, Inc., a wholly owned subsidiary of Fresenius Medical Care Holdings, Inc. Fresenius has operated from this location for 20+ years.

Location Synopsis

Donora is a borough in Washington County, Pennsylvania, approximately 20 miles south of Pittsburgh on the Monongahela River. In 2017, the town's population was 4.65k people with a median age of 39.6 and a median household income of \$35,221.

Donora was incorporated in 1901. It got its name from a combination of William Donner and Nora Mellon, banker Andrew W. Mellon's wife. Donora is only bordered by land with Carroll Township to the north, south, and west. Across the Monongahela River to the east, Donora runs adjacent with Rostraver Township in Westmoreland County.

Investment Highlights

- Strong Cash On Cash Return - 9.68% YR 1 with 25 YR AMORT - Annual Rent Bumps
- Industry Leading Operator with Top Market Share - 339,000+ Patients & 3,996 Clinics
- Mission-Critical Property - Operating at Location 20+ Years; Recent Extended Lease
- 5 Miles from Monongahela Valley Hospital - Full-Service 200-Bed Health Care Facility
- Large & Growing Industry - 726K+ Patients in U.S. Alone - Stable Patient Base at this Location
- Recession-Resistant Asset - Essential & Non-Cyclical Healthcare Service

[Click Here for Website & Full Offering Memorandum](#)

Offered Exclusively by

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