



Horvath & Tremblay completes \$9.866 million sale of four WellNow Urgent Care properties in Upstate

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Bob Horvath

Todd Tremblay

Jeremy Black

Dan Bernardini

Aaron Huntley

Grand Island, NY Horvath & Tremblay has completed the sale of four WellNow Urgent Care Properties in New York for a total of \$9.866 million.

Jeremy Black, Bob Horvath, Todd Tremblay, and Dan Bernardini of Horvath & Tremblay completed the sale of WellNow Urgent Care, located at 2340 Grand Island Blvd. Horvath & Tremblay exclusively represented the seller to complete the transaction at a sale price of \$2.482 million. The stand-alone building is comprised of 3,500 s/f. The new construction WellNow Urgent Care has a 10-year double net (NN) lease that has four, 5-year renewal options. The lease calls for 10% rent increases every five years throughout the base term and option periods.

Black completed the sale of WellNow Urgent Care at 1597 Elmwood Ave. in Buffalo. Horvath & Tremblay exclusively represented the seller and sourced the buyer to complete the transaction at a sale price of \$2.734 million. The stand-alone building is comprised of 3,500 s/f. The WellNow lease has an initial 10-year term plus 3, 5-year renewal options. The lease includes 10% rental increases every five years throughout the initial term and option periods.

Black and Aaron Huntley facilitated the sale of WellNow Urgent Care at 3921 Harlem Rd. in Amherst. Horvath & Tremblay exclusively represented the seller and procured the buyer to complete the transaction at a sale price of \$2.209 million. The stand-alone building is comprised of 3,500 s/f. WellNow has 8+ years remaining on their 10-year NN lease with three (3), 5-year renewal options. The lease calls for 10% rent increases every five years throughout the initial term and at the start of each renewal option.

Black completed the sale of WellNow Urgent Care at 3916 Vineyard Dr. in Dunkirk, exclusively representing the seller to complete the transaction at a sale price of \$2.441 million. The stand-alone building is comprised of 3,500 s/f and on a 1.20-acre lot. WellNow Urgent Care has 8+ years remaining on a NN lease that has three, 5-year renewal options. The lease calls for 10% rent increases every five (5) years throughout the base term and option periods.

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