

**350 Del Norte Ave
Yuba City, CA**



State of The Art Medical Facility For Sale

- **SALE PRICE:** \$2,600,000
- **Cap Rate:** 7%
- **Located in Heart of Medical District**
- **Long Term Tenant**
- **True NNN Lease**
- **Lot Size:** .96 Acres
- **Building Size:** 13,488 SF

For more information contact:

Jennifer Kellogg

Cell: (530) 713-2351

jenk@wmmt.com

Meagher & Tomlinson
1007 Live Oak Blvd
Yuba City, CA 95991
(530) 671-0000
(530) 671-2717

www.wmmt.com



Yuba City's premiere medical office building houses the Advanced Dermatology & Laser Center, one of the largest and most advanced skin and laser care centers in Northern California as well as its sister practice, the California Institute of Skin and Beauty, the area's only medical spa supervised by board-certified dermatologists. The complex consists of two parts built with the highest quality construction and materials. The one-story 4,200 SF initial building was constructed in 1986 and the two-story ultramodern 9,000 SF addition opened in 2005. Both the buildings received the Most Outstanding Development Awards from Yuba City Planning Commission respectively in 1986 and 2005.

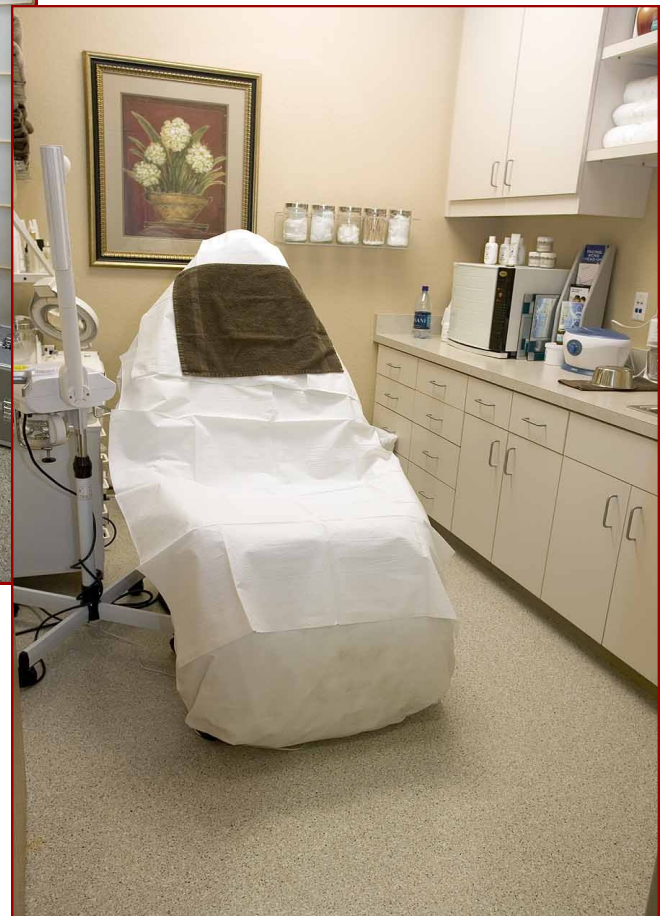
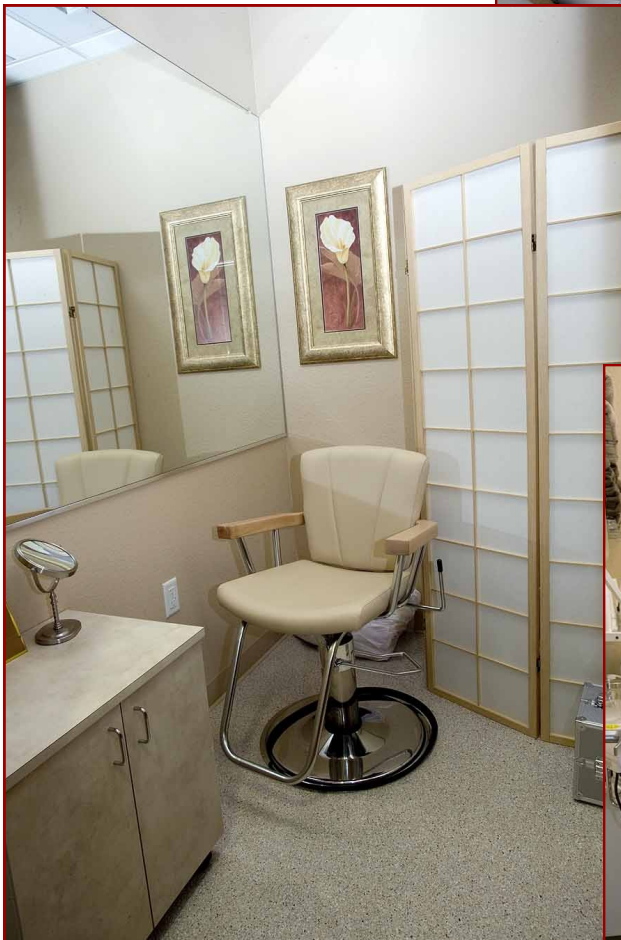
The medical buildings features a large reception area for each division that jointly shares a spacious reception area with two reception desks, two large functional nurses' stations, a fully equipped "accredited" operating room, more than fifteen treatment room, eight doctor or staff consultation offices, an exit desk for departing medical patients, a large meeting room, massive storage areas and more.



Treatment
Room



Spa
Treatment
Room



Exam
Room



350 Del Norte Ave
Yuba City, CA

