

AVAILABLE
FOR SALE
4,600 SF Dental/Medical Office
541 Washington Ave./1408 Live Oak Blvd. Ste. E



- 4,600 Sq. Ft. fully finished orthodontic office. Great for medical or dental uses.
- SELLER FINANCING AVAILABLE
- Remodeled in 2005 this Dental office is 3200 sq. ft. upstairs and 1400 sq ft. downstairs. Included are: 11 operatories. 2 private quiet rooms, 1 private exam room and 8 openbay operatories ideal for a group practice. Large Lab, Sterilization room and digital pan/ceph room. All wired for a paperless office. Raised floor construction easily modified if desired.
- APN # is 51-434-016
- Asking Price: **REDUCED to \$890,000 (Also for lease, please inquire)**

Contact:
Zac Repka
(530)870-7778
zac@wmmt.com
CA DRE Lic. # 01451649

The information contained in this offering was provided from sources deemed to be reliable however Broker makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

COMMERCIAL REAL ESTATE BROKERAGE AND DEVELOPMENT

