

# FOR SALE - SURGERY CENTER

## Near Major Hospitals



COLDWELL BANKER  
**COMMERCIAL**  
HARTUNG



### PROPERTY DETAILS

**Sale Price:** \$1,695,000  
**Building SF:** 6,867 SF +/-  
**Built:** 2002  
**Lot Size:** 0.95 Acres +/-  
**Zoning:** DRI#2 Centre Pointe  
**Parcel ID:** #1121330000180  
**County:** Leon County

#### **JIM BROCKETT**

**Senior Advisor**

850-386-6160 o

850-459-4585 m

[jimbrockett@gmail.com](mailto:jimbrockett@gmail.com) email

[cbhartung.com](http://cbhartung.com) website

## 2048 CENTRE POINTE LN

Tallahassee, FL 32308

### HIGHLIGHTS

- Former Ambulatory Surgery Center (2 operating rooms)
- Well built, in good condition with spacious floor plan
- Offices for Doctors/Staff and exam rooms
- Ample parking for Employees, Patients & Visitors
- 75kw natural gas Cat Generator
- Plumbed for Med Gas, Oxygen, Med Air
- Current owners spent over \$100k on renovation plans

### LOCATION: NE Tallahassee inside Capital Circle

### Beautiful Lakefront setting

- Located between Tallahassee's two major hospitals, HCA Florida Capital Hospital and Tallahassee Memorial HealthCare
- Proximity to major transportation routes
- Close to dining and retail amenities

**Contact us for comprehensive fully permitted set of plans for a surgical facility meeting ACHA standards**

**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

**CBCWORLDWIDE.COM**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



# IMAGES



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG

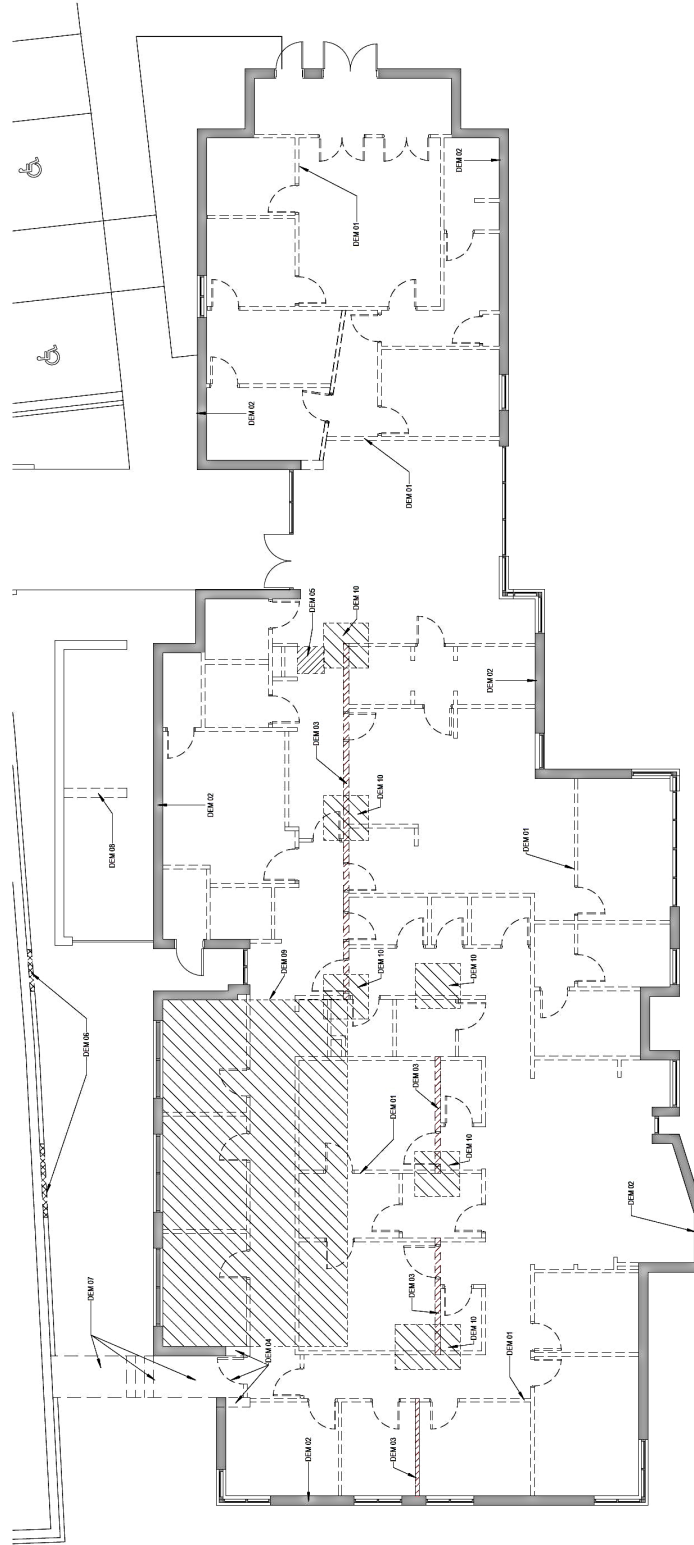




# FLOOR PLAN



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

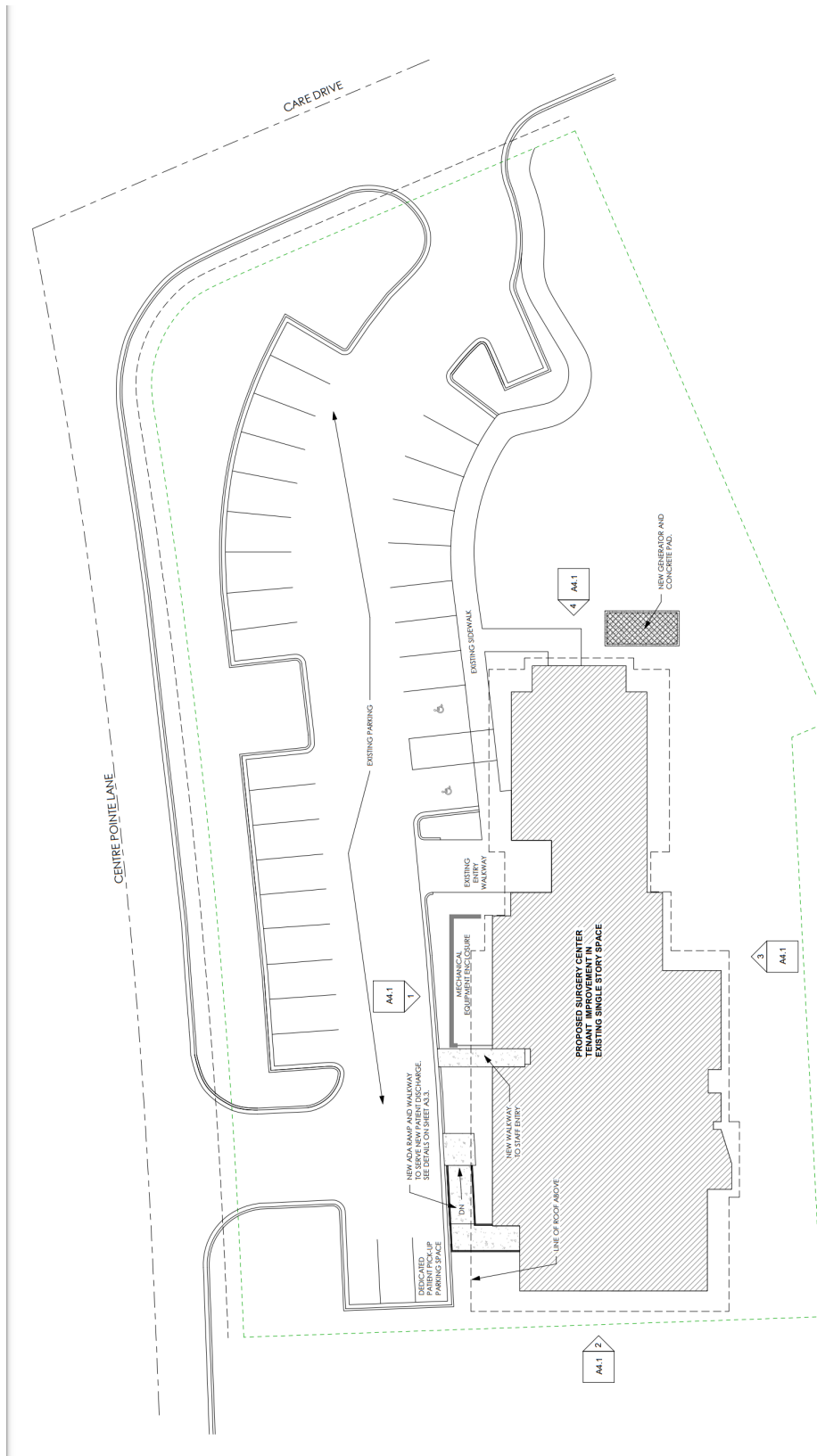
**[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

# SITE PLAN



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**SITE PLAN**

1/16" = 1'-0"

**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

**CBCWORLDWIDE.COM**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

# GIS MAP



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

**[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)**

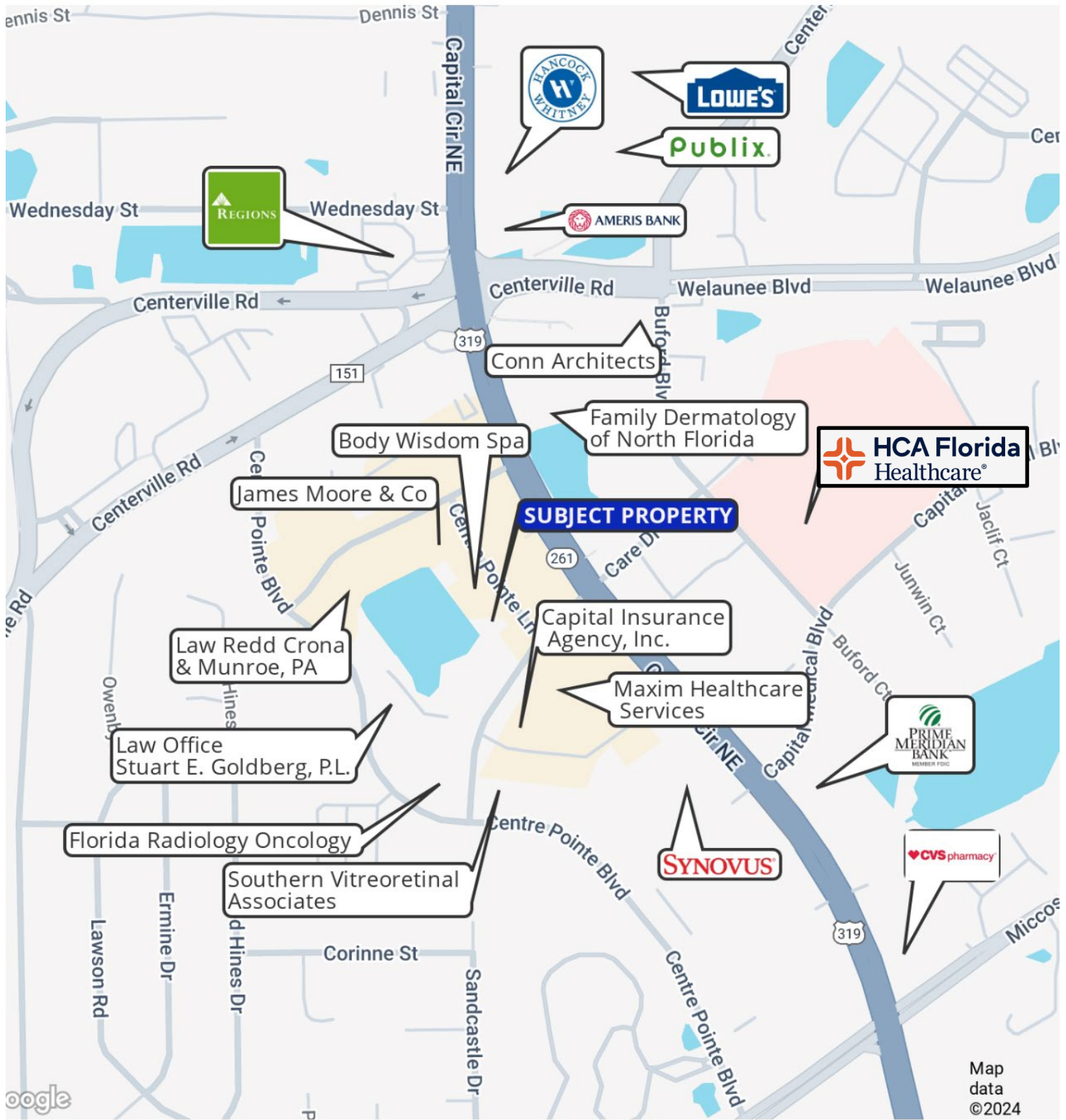
©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



# BUSINESS LOCATOR MAP



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

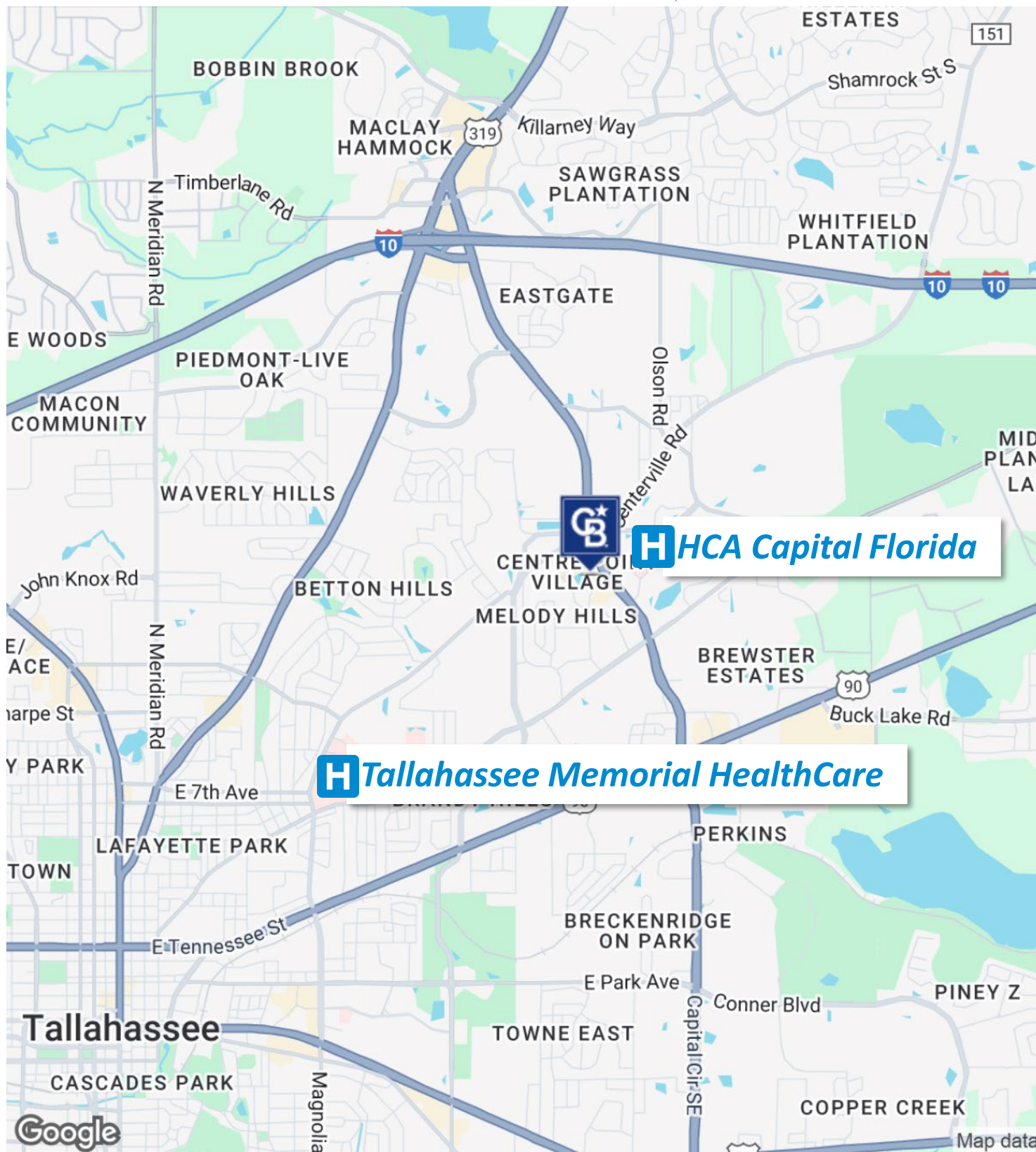
**CBCWORLDWIDE.COM**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

# LOCATION MAP



**COLDWELL BANKER  
COMMERCIAL**  
HARTUNG



**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office

The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

**CBCWORLDWIDE.COM**

©2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.