

THE REAL ESTATE RESOURCE GROUP

A LUXURY BROKERAGE

FOR SALE

MEDICAL OFFICE CONDO
IN THE HIGHLY-COVETED
CHINO MEDICAL PLAZA

5562 PHILADELPHIA ST
SUITES 300/302/310
CHINO, CA 91710



ASKING PRICE
\$2,050,000

CALL LORINDA JOHNSON
909-561-7338

APN: (1014-591-39-0000) (1014-591-38-0000)
(1014-591-40-0000)

**THE REAL ESTATE
RESOURCE GROUP**
DRE# 01857852

Lorinda Johnson
Broker Associate
DRE# 00431764
+1(909) 561-7338

lorindaajohnson@aol.com



THE REAL ESTATE RESOURCE GROUP

A LUXURY BROKERAGE

ASKING PRICE
\$2,050,000

FOR MORE DETAILS
CALL LORINDA JOHNSON
909-561-7338



CONDO FEATURES: 5562 PHILADELPHIA ST SUITES 300/302/310, CHINO, CA 91710

THE MEDICAL CONDO OFFICE CONSISTS OF 3 SUITES, PROFESSIONALLY DESIGNED TO MEET THE NEEDS OF MEDICAL, HEALTH CARE, AND PROFESSIONAL SERVICES. BEAUTIFULLY APPOINTED WAITING ROOM, RECEPTION ROOM, 3 PRIVATE OFFICES, 8 EXAM ROOMS WITH SINKS AND CABINETS, BREAK ROOM, LAB ROOM, BIO ROOM, 2 ADA RESTROOMS AND IT ROOM. APPROX. 3692 RSF: APPROX. 2729 USF. CONVENIENTLY LOCATED WITH EASY ACCESS TO FREEWAYS. ASSOCIATION FEE: (\$1587.56 PER MONTH), INCLUDES STE. 300, 302 AND 310, CURRENT BILLING AS OF JANUARY 2024.

NOTE: TENANT-LESSEE OCCUPIED, TENANT WILL VACATE PRIOR TO THE CLOSE OF ESCROW. TENANTS MEDICAL EQUIPMENT, EXAM TABLES, AND PERSONAL PROPERTY ARE NOT INCLUDED IN THE SALE OF THE REAL ESTATE.

THE REAL ESTATE RESOURCE GROUP

A LUXURY BROKERAGE

BUILT IN 2017
SIZE OF BUILDING: 38,123 (+/-) SF
FLOORS: 3
ELEVATOR: 2
LOT SIZE: 2.063 (+/-) ACRES
PARKING: 152 (+/-)
TRASH ENCLOSURE



CHINO MEDICAL PLAZA, THE BUILDING HAS A WIDE-RANGE OF ESTABLISHED MEDICAL PRACTICES, HEALTH CARE SERVICES, PHARMACY, SURGERY CENTER, LABORATORY AND OTHER PROFESSIONAL SERVICES. TWO (2) ELEVATORS PROVIDE EASY ACCESS TO THE SECOND AND THIRD FLOORS. PRIME LOCATION IN A HIGHLY DESIRABLE, BUSY COMMERCIAL AREA WITH MANY NEARBY RESTAURANTS AND SHOPS.

ALL INFORMATION FURNISHED REGARDING CONDO PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR OTHER CONDITIONS PRIOR TO SALE.

**THE REAL ESTATE RESOURCE GROUP, CLAREMONT CA 101 N. INDIAN HILL STE. C1-208 DRE#01857852
CALL LORINDA ANN JOHNSON DRE#00431764 909-561-7338**