

±1,250 SQ.FT.  
MEDICAL  
OFFICE -  
FOR SALE



21338 PROVINCIAL BOULEVARD, KATY, TEXAS

PRICE REDUCED



## PROPERTY FEATURES

- ▶ ±1,250 Square Feet
- ▶ One (1) Exam Room
- ▶ One (1) Procedure Room with Dedicated HVAC Service
- ▶ Three (3) Post-Op Recovery Bays
- ▶ Multiple Sinks Throughout Premises
- ▶ Generac Generator On-Site
- ▶ Surface Level Parking
- ▶ Located Near Interstate 10 and The Grand Parkway
- ▶ PLEASE CONTACT BROKER FOR PRICING

## CONTACT INFORMATION

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**Grand Parkway**

**I-10**



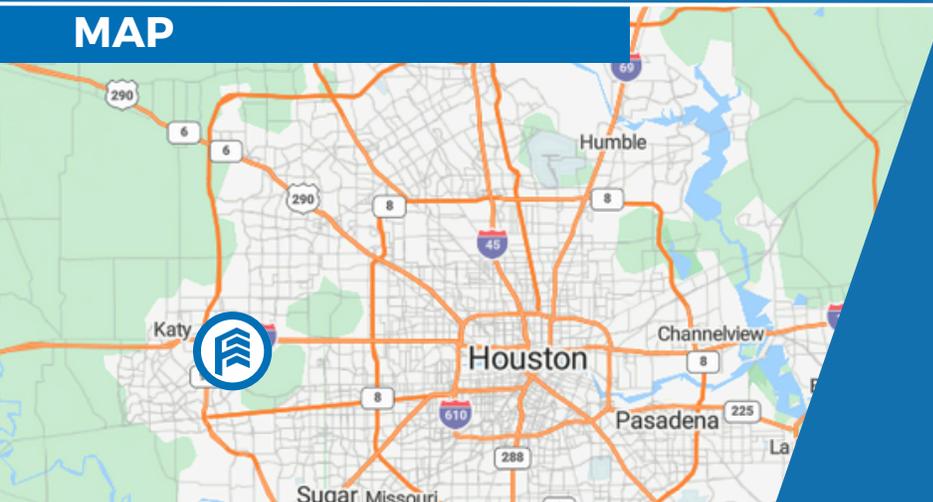
**Provincial Boulevard**

**21338**

## **21338 PROVINCIAL BOULEVARD, KATY, TEXAS**

21338 Provincial Boulevard is a 1,250-square-foot turnkey clinical facility, ideal for outpatient procedures. Located in Katy, Texas, near Interstate 10 and The Grand Parkway, the property offers easy access. It includes an exam room, a procedure room with dedicated HVAC, and three post-op recovery bays. The facility is well-equipped with multiple sinks and features an on-site Generac generator for reliable, continuous operation. This is a rare purchase opportunity for healthcare providers seeking a fully outfitted medical space in a prime location.

### **MAP**



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