

2963 MOWRY AVENUE FREMONT, CA



TURNKEY FREE-STANDING MEDICAL/DENTAL BUILDING FOR SALE \$1,600,000

FOR MORE INFORMATION, PLEASE CONTACT:

TENNY TSAI
+1 408 436 3671
tenny.tsai@cushwake.com
LIC #00966186

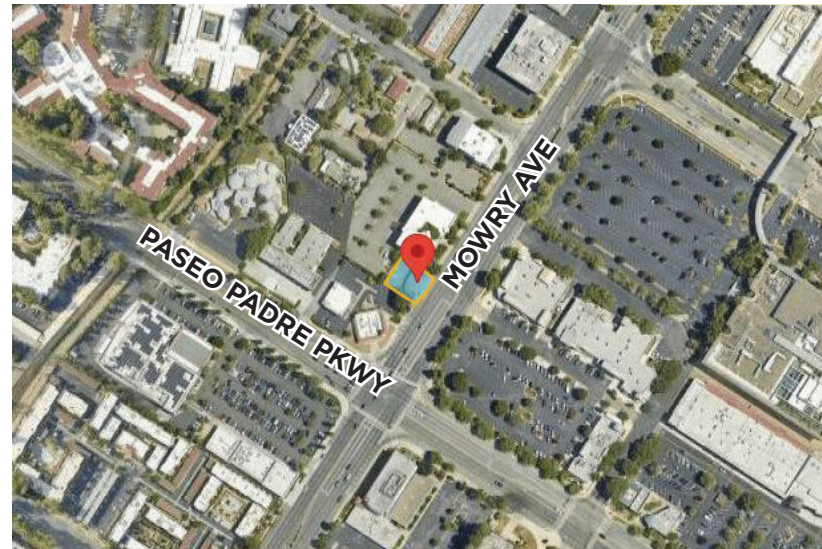


©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

HIGHLIGHTS

±1,258 SF

- Turnkey Free-standing Medical/Dental Building
- Near Washington Hospital, Kaiser Permanente, and Fremont Center in Central District
- Situated at the Heart of Highly Complementary Uses: Residential (Northwest), Childcare (West), Medical (North and East), High-quality Retail (East), and Office (East)
- Price Includes \$1.5M (Real Property) and \$100,000 (Dental Practice Equipment, Partial List Below)
- 4 Dental Operator Includes:
 - Dental Chair with Integrated Handpiece, Suction, Air/Water Attachments, and Patient-facing Computer Monitors
 - Dental Operator Chair and Stool for Dental Assistants
 - Support Cabinets and Work Surface
 - Operator Lights
- Three X-Ray Machines (Located Between Exam Rooms for Convenient Shared Use)
- CBCT (Cone Beam CT Scan)
- Inquire for Details about Full Scope of Equipment and Furnishings
 - Includes Exclusive Parking Lot Containing 5 Standard Parking Stalls + 1 ADA Parking Stall
 - Private Office, Plus Enclosed Insurance Coordinator Office
 - Reception Desk
 - Supply Room/Laboratory with Built-in Washer/Dryer
- APN# 501-1581-23-4
- Lot Size: ±0.15 Ac. / ±6,570 SF
- Call for Tour



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	35,998	177,696	298,105
MEDIAN HH INCOME	\$141,044	\$147,950	\$152,158
HOUSEHOLDS	12,885	58,435	95,545



Amenities Map

