

# SALE

## SHASTA FAMILY MEDICAL

721-725 Pine Street Mount Shasta, CA 96067



SALE PRICE

\$2,000,000

Justin Nelson, CCIM

(530)355-6699

CalDRE #01457538

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**COMMERCIAL**  
NFRE

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### PROPERTY DESCRIPTION

Excellent location close to the Hospital and other medical providers in beautiful Mt. Shasta, this mixed use building offers a unique opportunity for an investor. The 8000sqft building consists of a 4500sqft ground floor Medical Office and a 3500sqft 2nd floor that has 2-2/1 apartments that are currently rented and several large offices. The well established medical office features 7 exam rooms, a procedure room, 4 private physician's offices, a waiting room with reception counter, nurses station, a kitchenette and breakroom, and additional rooms used for storage. There is also a detached garage for storage. The well-established medical practice is available and presents an excellent opportunity to expand the practice and the much needed medical services in the area.

The Shasta Family Medical clinic has been in this location for 20+ years and Dr. Higer currently provides services to over 3000 patients, with a waiting list. There's room to add services and the practice would benefit from bringing on additional providers.

### OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	3
Lot Size:	0.29 Acres
Building Size:	8,000 SF

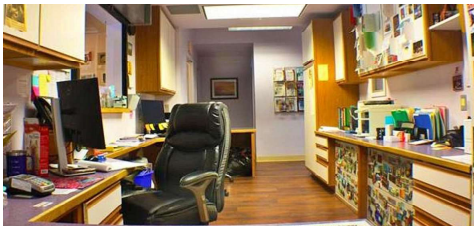
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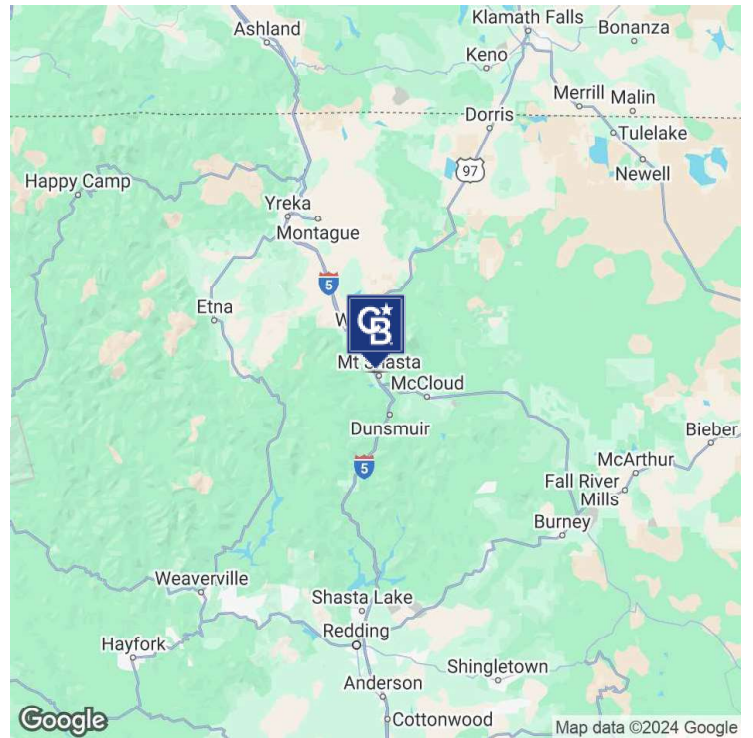
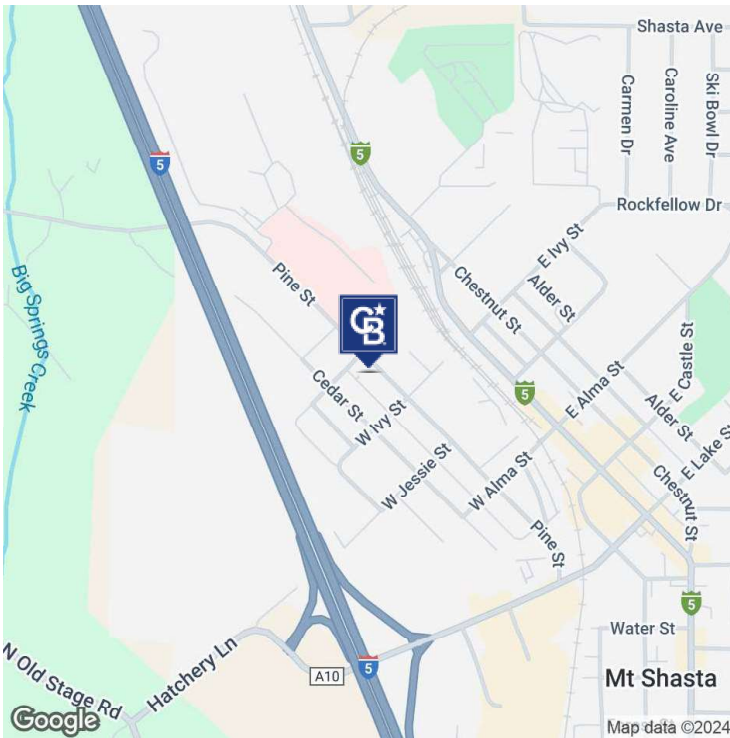


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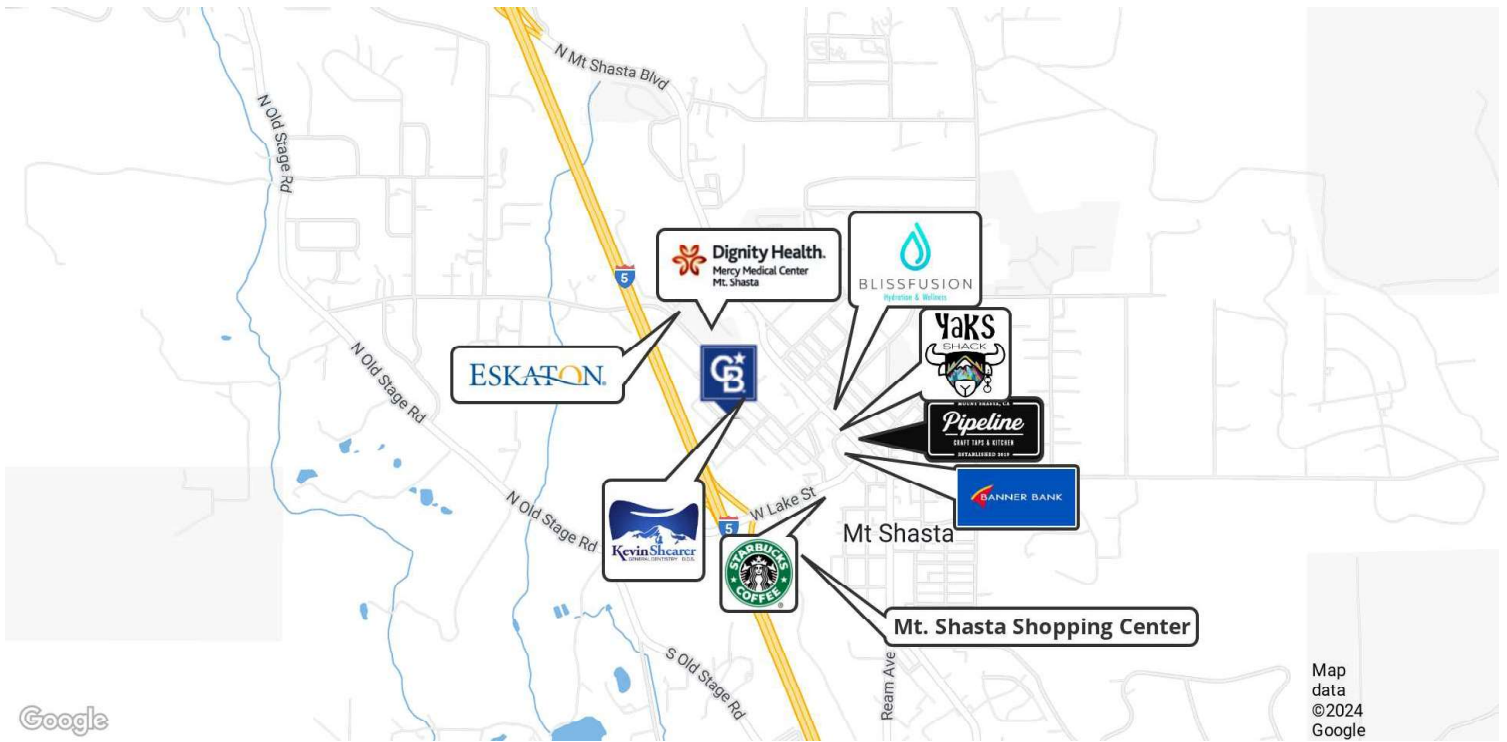


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### LOCATION DESCRIPTION

The City of Mt Shasta is nestled at the foot of the imposing 14,179 foot Mount Shasta and is surrounded by natural beauty. Outdoor lovers—from extreme sports enthusiasts to family vacationers and retirees— enjoy the vast recreational opportunities the region has to offer. From the ever popular Mt. Shasta Ski Park to the miles of hiking and biking trails just out the back door. World class fly fishing, breathtakingly scenic local golf courses and some amazing local restaurants, all in a stunning alpine setting! It's clear to see why Mount Shasta is one of Northern California's fastest growing new locations for destination vacationing and a favorite for those looking to relocate to a more laid back vibe.

### LOCATION DETAILS

Market	Mt Shasta
County	Siskiyou

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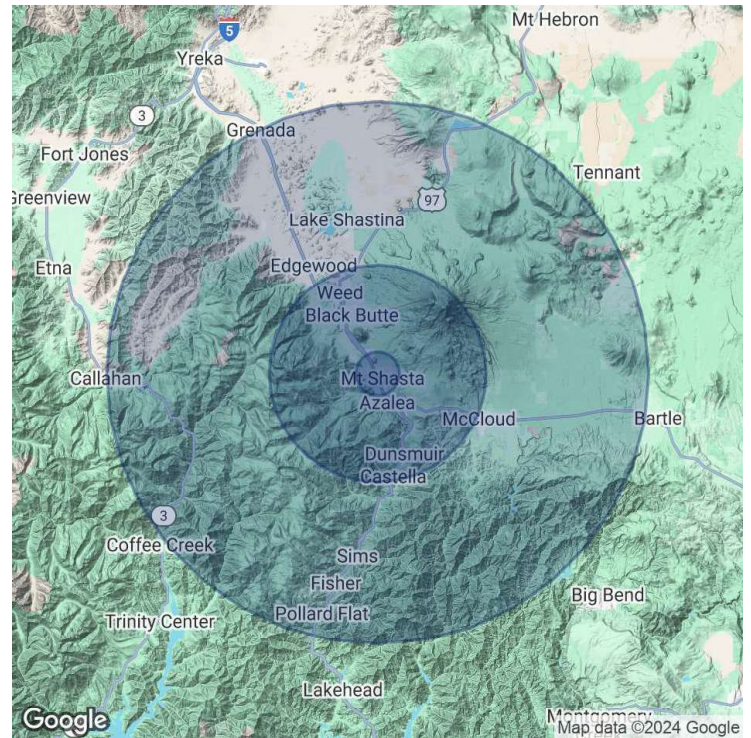
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POPULATION	2 MILES	10 MILES	25 MILES
Total Population	4,806	13,445	19,608
Average Age	50	48	49
Average Age (Male)	49	47	48
Average Age (Female)	51	49	49

HOUSEHOLDS & INCOME	2 MILES	10 MILES	25 MILES
Total Households	2,373	6,187	8,932
# of Persons per HH	2	2.2	2.2
Average HH Income	\$87,687	\$81,012	\$82,542
Average House Value	\$429,168	\$381,119	\$376,113

Demographics data derived from AlphaMap



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