

FOR SALE OR LEASE

# SURGICAL CENTER

4710 N HABANA AVE, TAMPA, FL 33606 SUITE #102



Turnkey Surgical Center For Sale or Lease —  
Easy Upgrade to JCAHO/AAAHC | Prime Tampa  
Medical Node

**Address:** 4710 N. Habana Ave. Suite #102  
Tampa, FL 33606

Rare opportunity to acquire a fully built, revenue-producing Level 3 surgical center located in one of Tampa's premier medical nodes. This offering allows an operator or investor to step directly into a certified surgical environment with existing infrastructure, in-place systems, and immediate revenue potential—eliminating development risk and accelerating time to cash flow.

Located in one of Tampa's strongest medical corridors, directly adjacent to St. Joseph's Hospital, the property benefits from exceptional medical synergy, physician density, and patient accessibility. The site is ideally positioned for both regional and referral-based surgical demand.



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## MARKET AERIAL



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## Facility Overview

- 1,950 ± SF fully built surgical center
- Level 3 licensed facility
- 2 fully equipped operating rooms
- 2 minor procedure rooms
- PACU / recovery area
- Dirty / clean separation
- HEPA filtration
- Medical gas systems
- Scrub sinks & sterilization areas
- Emergency power / battery backup

The facility meets all Level 3 surgical requirements and is well positioned for a smooth upgrade to JCAHO or AAAHC accreditation, providing flexibility for future expansion or specialty growth.

## Specialty Flexibility

Designed to accommodate a wide range of specialties, including:

- Plastic Surgery
- ENT
- Pain Management
- Orthopedics
- Podiatry
- Dermatology
- Gastroenterology
- Uro-Gynecology
- Vein Care
- Multi-Specialty Surgical Groups



BROKERAGE MANAGEMENT DEVELOPMENT

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## In-Place Cash Flow & Revenue Upside

The offering includes existing operational cash flow, with an optional plastic surgery caseload generating approximately \$800,000 annually, operating just seven days per month. A board-certified plastic surgeon is available 2–3 days per week, offering immediate continuity of revenue or the opportunity to structure OR block-time or per-case rental income.

## Business Systems & Operations

All core business systems convey with the sale, including:

- Established patient database
- Marketing platform & website
- EMR software
- Operational workflows & procedures

Existing staff may remain in place, allowing for a seamless operational transition.

## Seller & Deal Structure

The seller is retiring and relocating after 10 years of successful operation and is open to creative financing structures, providing additional flexibility for qualified buyers or operators.



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