



Medical Property Sale With Ambulatory Surgery Center (ASC)



FOR SALE

6610 Flanders Dr

±7,500 SF Medical Office
San Diego, CA 92121

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Property Details

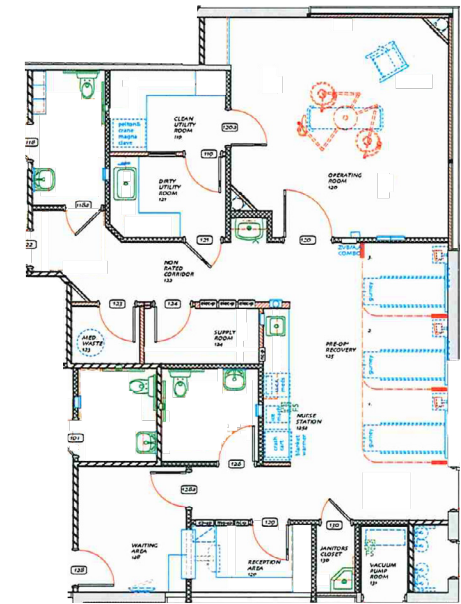
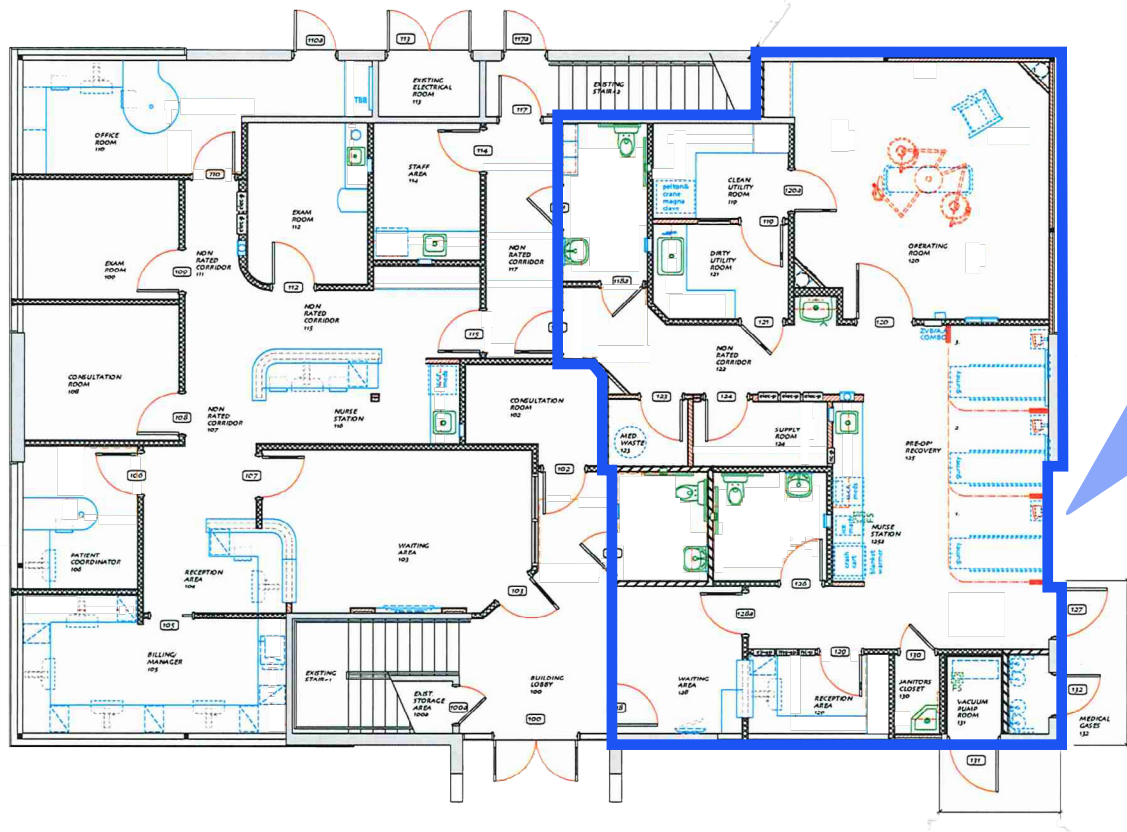
Building Size	±7,500 SF
Year Built	1989
Project Lot Size	2.77 acres
Parking Ratio	4.27/1,000 SF
APN	341-041-12-01
Purchase Price	\$4,990,000

Property Highlights

- Freestanding medical office property
- High-end 1st floor medical build-out
- Approximate 1,800 SF medicare certified Ambulatory Surgery Center (ASC)
- Medical equipment included
- Entire building or floor available for owner-user
- Great location near numerous retail amenities
- Good access to freeway
- Established solar for 1st floor
- Backup power
- Vinyl roof

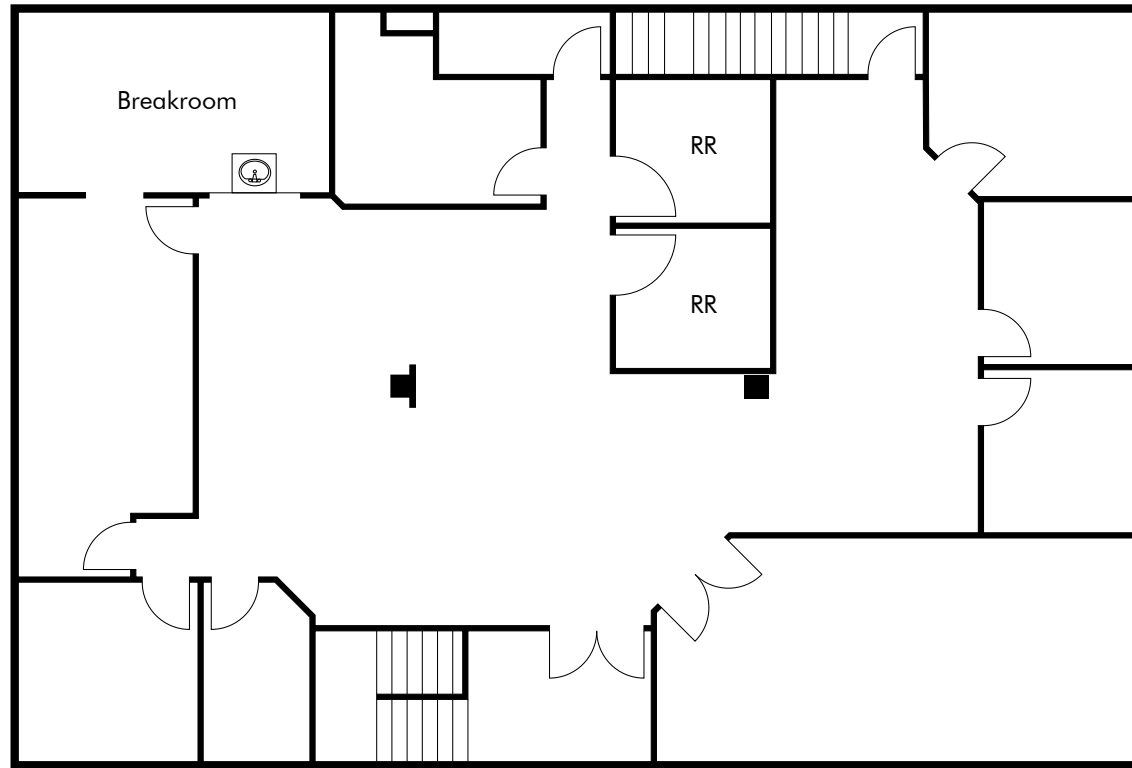


SURGERY CENTER



Floorplan

±3,750 SF
First Floor



Floorplan

±3,750 SF
Second Floor

Photos

Exam Room



Pre/Post-Op



OR



Waiting Room



San Diego County Map

5 Minutes

To I-805

6 Minutes

To I-5

6 Minutes

To I-15

7 Minutes

To SR-52

8 Minutes

To SR-56

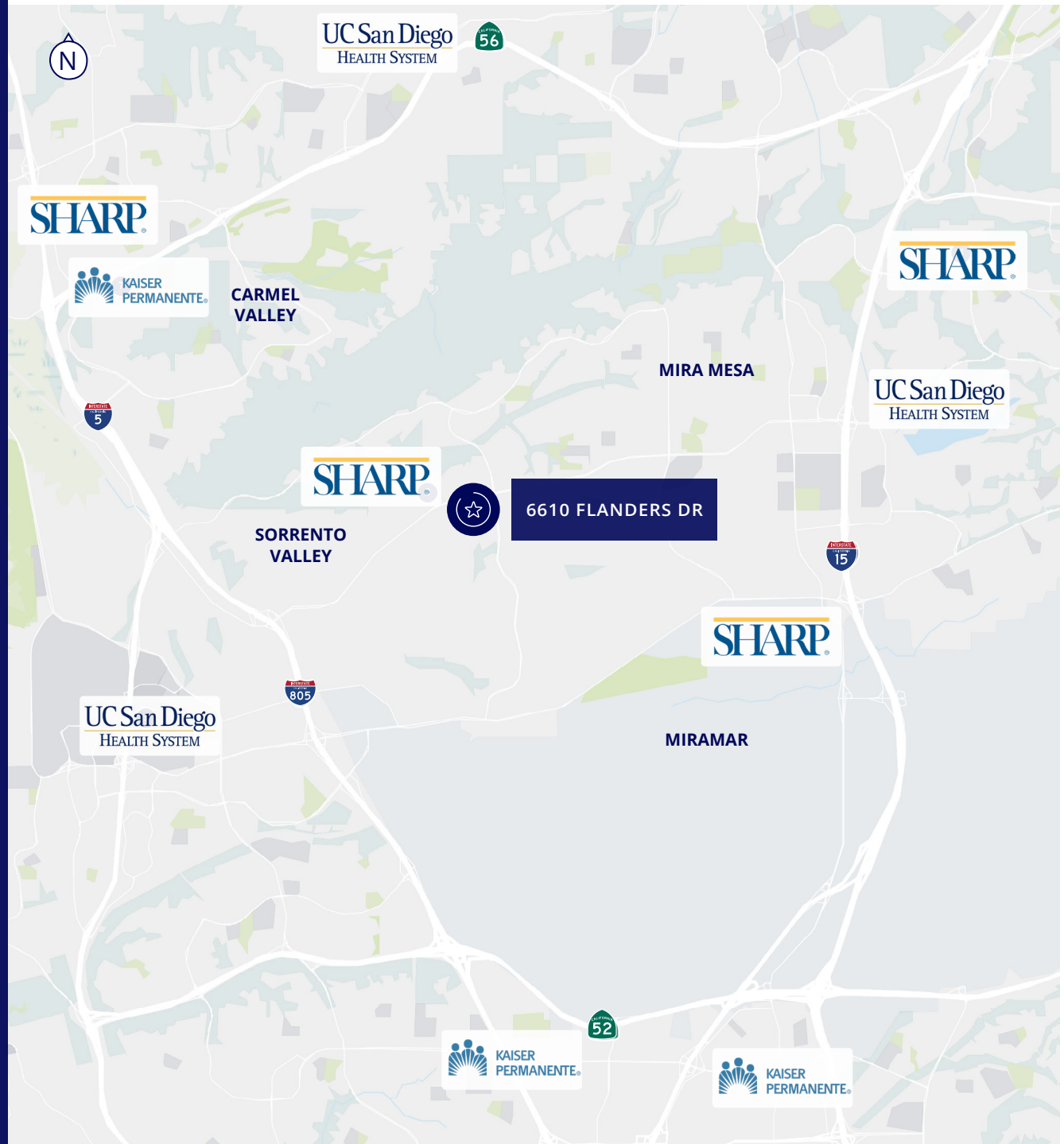
14 Minutes

To SR-163

Nearby Healthcare Systems



UC San Diego Health



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle are three horizontal stripes in red, yellow, and blue.

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