



Bldg F

801 N Wilmot Rd, Tucson, AZ 85711



John Crow

Century 21 Northwest Commercial
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Bldg F

\$355,000

Discover this well-appointed dental office, ideal for a dentist or orthodontist looking to establish or expand their practice. The space includes four treatment rooms, a dedicated orthodontics room, an X-ray room, and both a private executive office and an additional office with a private bathroom. Welcoming patients is easy with a reception area, lobby desk, and two client restrooms. The office also features a staff lunchroom with a microwave, sink, and a separate entrance for convenience. Additional highlights include Storage room, mud room and built-in storage cabinets. Metal window shutters for enhanced security. The space is functional and well laid out, cosmetic updates such as paint, carpet may be desired to make it your own. A rare opportunity to own a turnkey dental office....



Price:	\$355,000
Property Type:	Office
Building Class:	B
Sale Type:	Owner User
Lot Size:	3,920 SF
Gross Building Area:	2,168 SF
Rentable Building Area:	2,168 SF
No. Stories:	1
Year Built:	1975
Tenancy:	Multi
Parking Ratio:	11.53/1,000 SF
Zoning Description:	O-3
APN / Parcel ID:	127-10-178F
Walk Score ®:	72 (Very Walkable)
Transit Score ®:	42 (Some Transit)

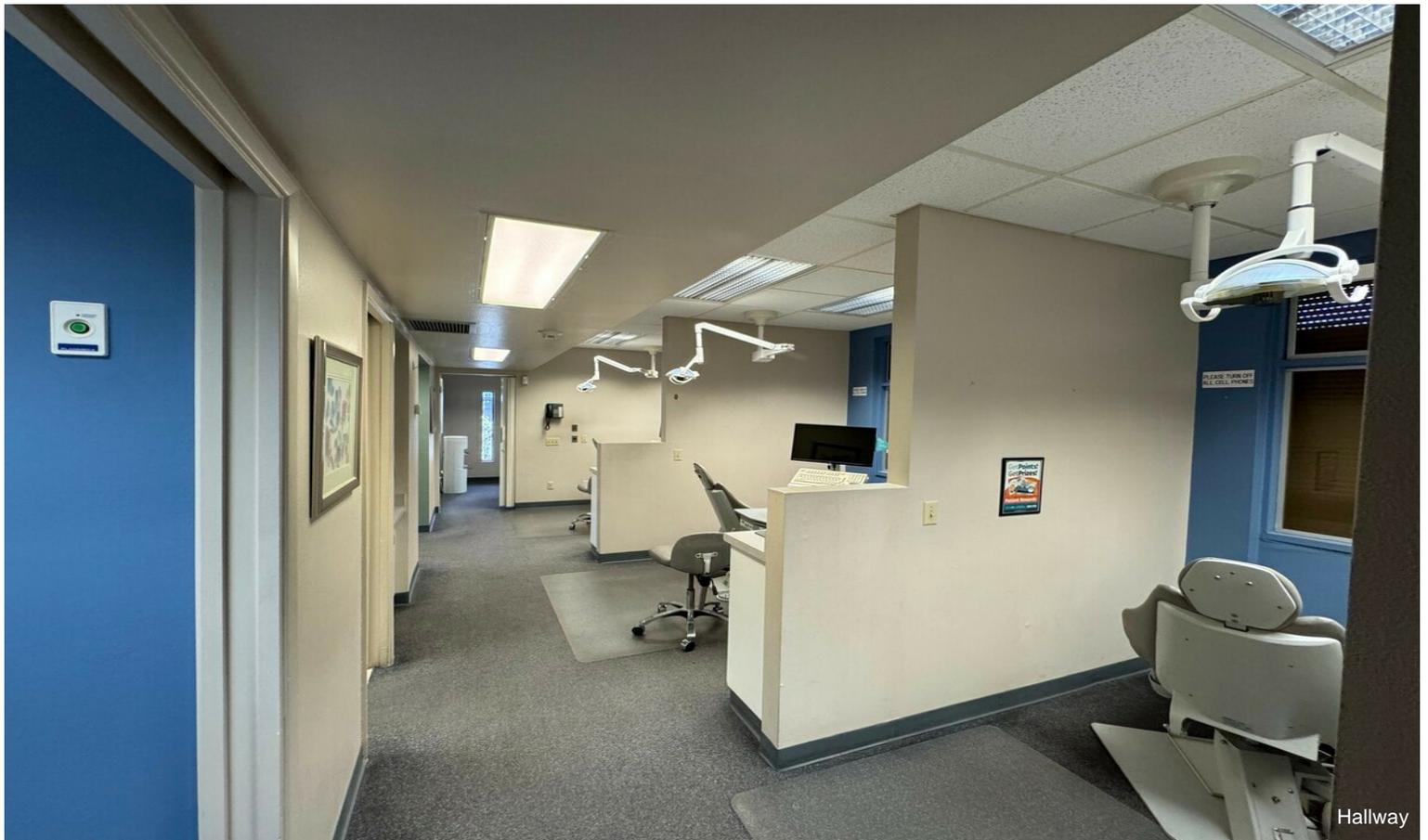
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Get It Straight Orthodontics	-	
Robert E Crum D.D.S.	-	



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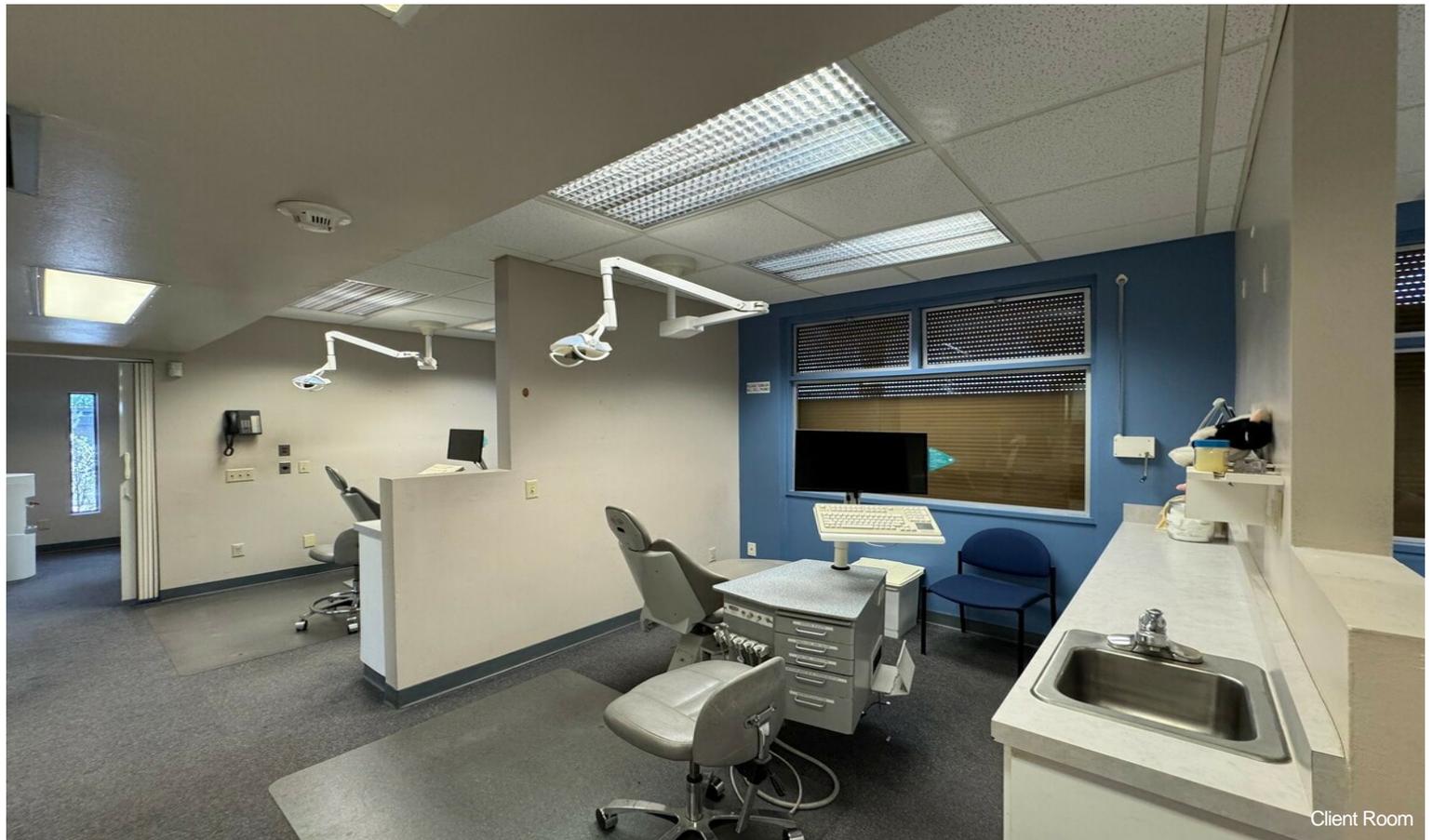
Property Photos



Property Photos



XRay

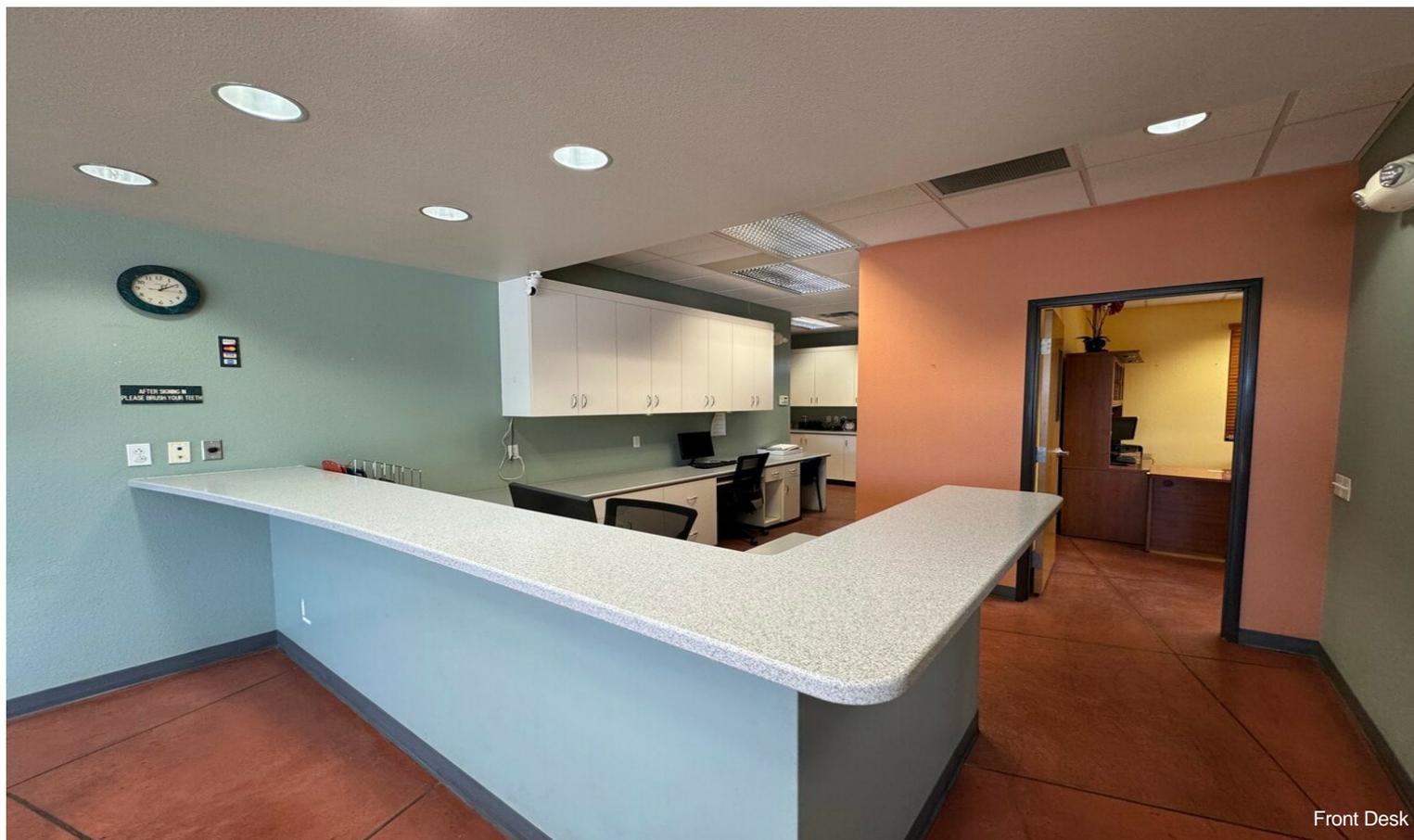


Client Room

Property Photos



Office



Front Desk

Property Photos



Workroom

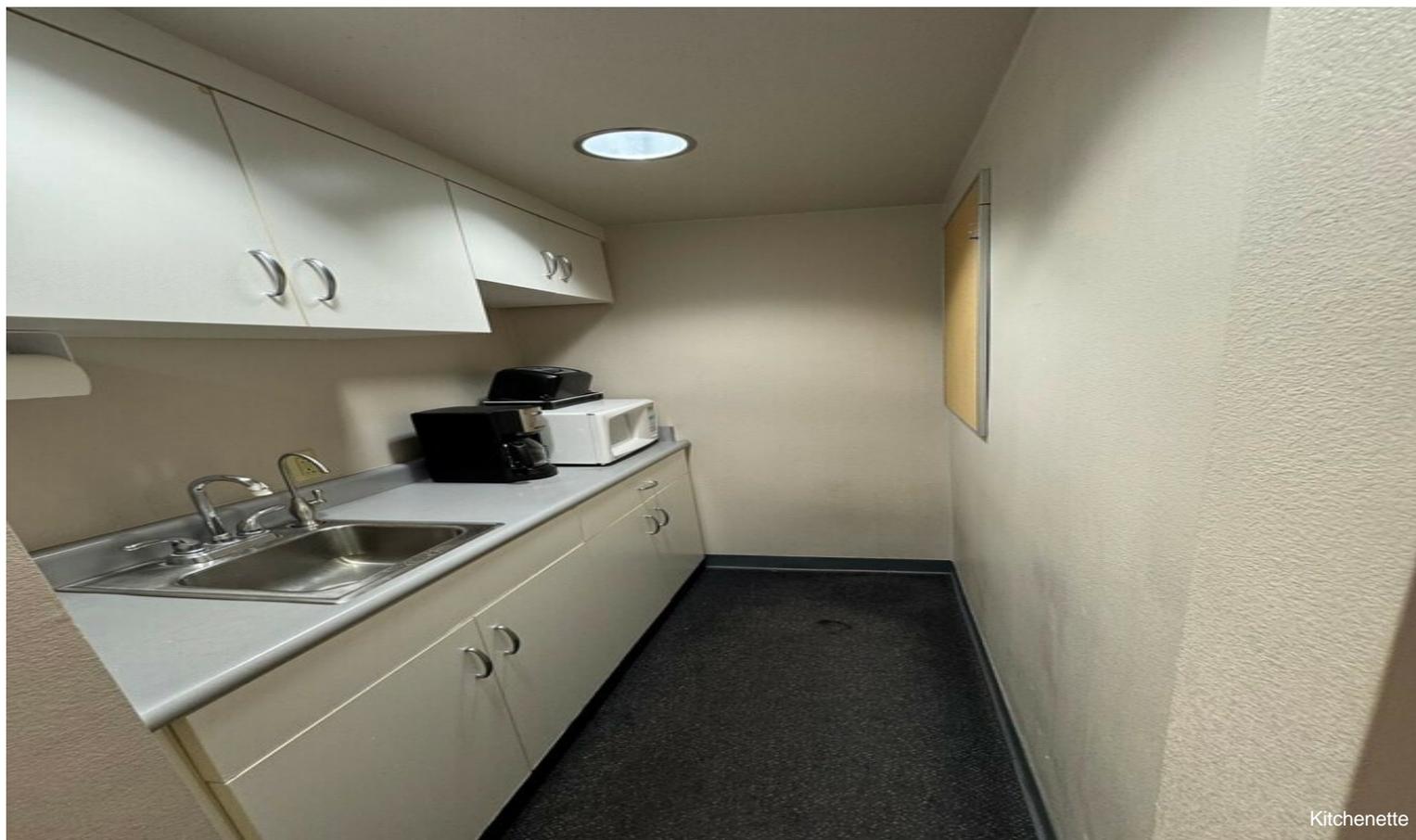


Filing Room

Property Photos



Private Restroom



Kitchenette

Property Photos



Client Restroom



Exterior