

Licensed Ambulatory Surgery Center

1745 HERITAGE TRAIL • NAPLES, FLORIDA 34112

PURCHASE PRICE

\$5,900,000

Fee Simple

LEASE OPTION

\$40,000/mo

NNN

BUILDING SIZE

11,750 SF

First Floor

YEAR RENOVATED

2023

Built 2001

LICENSE STATUS

Transferable

AHCA + Medicare Certified

PROPERTY SPECIFICATIONS

ADDRESS 1745 Heritage Trail	CITY / STATE Naples, FL 34112
ZONING C3 (Collier County)	PARKING 46 Spaces
CLASS Class A	AVAILABILITY Immediate

FACILITY INCLUDES

- 3 Operating Rooms
- 5 Recovery Beds
- 2 Private Offices
- Break & Locker Rooms
- IT Infrastructure
- All FF&E Included
- 6 Pre-Op Bays
- Reception & Check-in
- Conference Room
- 6 Restrooms
- Backup Generator
- Medical Gas Systems

MARKET DEMOGRAPHICS (5-MILE RADIUS)

<p>34.3%</p> <p>Population aged 65+</p>	<p>82,463</p> <p>Total Medicare policy holders</p>
<p>\$98,553</p> <p>Median household income</p>	<p>\$8,348</p> <p>Avg. annual healthcare expenditure</p>

LOCATION

- 4.7 miles from NCH Baker Hospital
- 5.5 miles from Physicians Regional Medical Center
- Established medical corridor with active referral base
- Adjacent to imaging, urgent care, podiatry & dental



OPERATING ROOM • FULLY EQUIPPED



PRE-OP AREA • 6 BAYS



RECEPTION & WAITING AREA



RECOVERY BAY



PRE-OP AREA

Investment Highlights

TURNKEY OPERATION

Walk in and operate. No build-out, no licensing delay. All surgical equipment, FF&E, and medical infrastructure conveys with the sale.

ACTIVE AHCA LICENSE

Transferable upon sale. Medicare certified. Last AHCA inspection completed 2024. A multi-year process to replicate from scratch.

AFFLUENT PATIENT BASE

34.3% of the 5-mile population is 65+. Over 82,000 Medicare policy holders. Median household income of \$98,553.

CLASS A RENOVATION

Fully renovated in 2023. Permanent backup generator. 3 ORs, 6 pre-op bays, 5 recovery beds, private offices, and conference room.

MEDICAL CORRIDOR

Adjacent to imaging, urgent care, podiatry, and dental. 4.7 miles to NCH Baker Hospital. Established referral infrastructure.

FLEXIBLE STRUCTURE

Purchase at \$5,900,000 or lease at \$40,000/month NNN. Suited for physician groups, PE platforms, or specialty practices.

Facility Background

OPERATIONAL HISTORY

Formerly St. Barbara's Surgery Center, specializing in laser eye surgery, glaucoma treatment, eyelid procedures, and cataract surgeries. The prior operator wound down operations in an orderly fashion.

The AHCA license has remained active and in good standing throughout. Last inspection completed 2024. Clean transition with no outstanding deficiencies or compliance issues.

The facility is positioned for an operator to assume the license and activate immediately, avoiding the multi-year AHCA application process and its uncertain outcome.

ALTERNATE USE CASES

- Medical Imaging
- Urgent Care
- Podiatry
- Dental
- Pediatric Care

FLOOR PLAN • 11,750 SF FIRST FLOOR

AHCA SURGICAL LICENSE + MEDICARE CERTIFICATION

An active AHCA surgical license and Medicare certification transfer with the sale. New ASC licensure in Florida is a multi-year process with no guaranteed outcome. That regulatory position is baked into the ask and warrants a separate line in your underwriting.

