



# FOR SALE

# \$5,900,000

## CENTRAL DIAGNOSTIC CLINIC

LAS PALMAS Pharmacy

864

# 864 CENTRAL BLVD

Brownsville, TX 78520

864 Central Blvd is an established Multi-Tenant Medical/Professional Office Building located adjacent to Valley Baptist Medical Center in Brownsville, TX. Since 1982, Physicians have chosen Central Diagnostic Clinic as their primary place of business due to the synergy of the Medical Tenant mix and the Clinic's proximity to the Hospital. In addition to the dense population, this Multi-Unit Medical/Professional Office Complex offers a host of amenities. Amenities include: central waiting area with skylights for families, resaca view, common area restrooms, on-site property management, physician co-tenants to offer on-site referrals.

**Property Highlights:**

- Adjacent to Valley Baptist Hospital – Brownsville
- Well Established Physicians
- Centrally Located in Brownsville, TX
- Multi-Unit Medical/Professional Office Complex
- Dense Population Base



<b>Price:</b>	\$5,900,000
<b>Property Type:</b>	Office
<b>Property Sub-type:</b>	Medical Office, Executive Office, and Multi-Tenant
<b>Building Size:</b>	46,550 SF
<b>Building Class:</b>	C
<b>Sale Type:</b>	Owner - User/Investment
<b>Lot Size:</b>	3.7280 AC
<b>No. Stories:</b>	1
<b>Year Built:</b>	1982
<b>Tenancy:</b>	Multi-Tenant
<b>Zoning Description:</b>	C
<b>APN/Parcel ID:</b>	35629