

FOR SALE

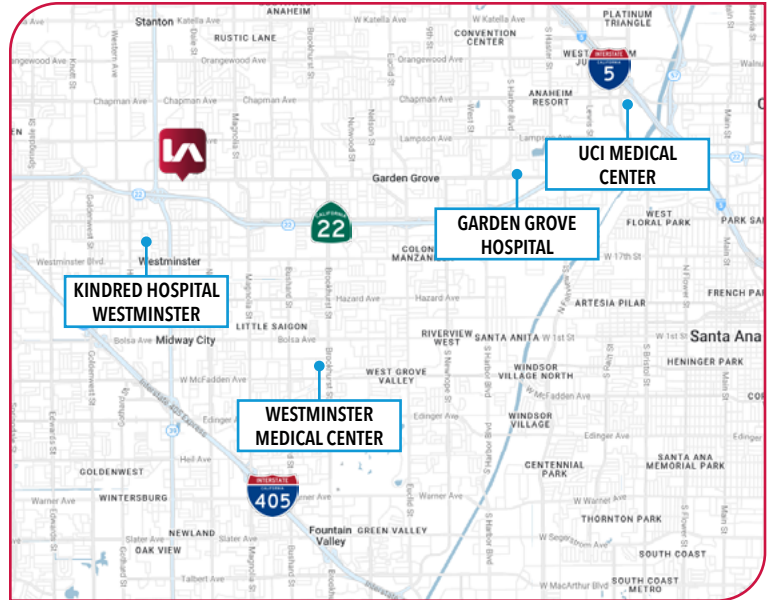


PRICING BREAKDOWN

Available Area:	±3,000 SF
Property Price:	\$1,900,000.00
Business Price:	\$400,000.00

PROPERTY DETAILS

- Medical Office For Sale in Orange County, CA
- Three High- Image Adjoining Medical Office Condos (Providing Ability to Split)
- Real Property For Sale at \$1,900,000.00
- Business For Sale at \$400,000.00
(This includes: Joint Commission Accreditation exp. July 12, 2028, high end surgery center equipment and furniture (list on Page 4), long-standing book of business)
- 14 Parking Spaces (4.6 per 1,000 SF)
- Association Fees: \$150/Month Per Unit (\$450/Month Total) - Includes Insurance



CLICK HERE FOR A VIRTUAL TOUR

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

MAX P. EDDY

Associate | DRE LIC 02163858
meddy@leelalb.com
562.354.2538

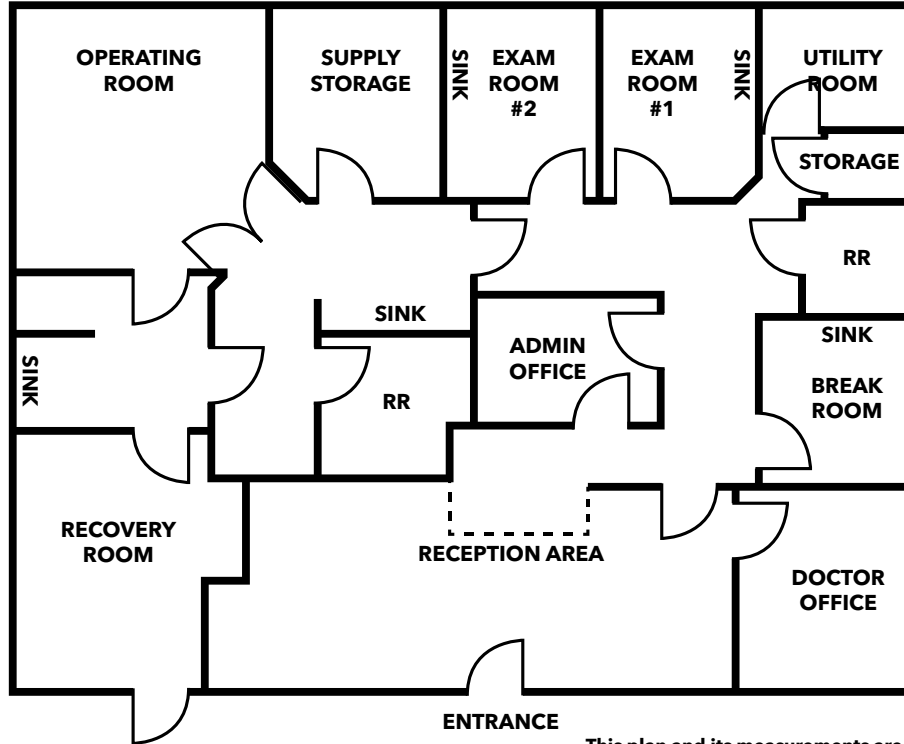
BRANDON CARRILLO

Principal | DRE LIC 01745362
bcarrillo@leelalb.com
562.354.2510

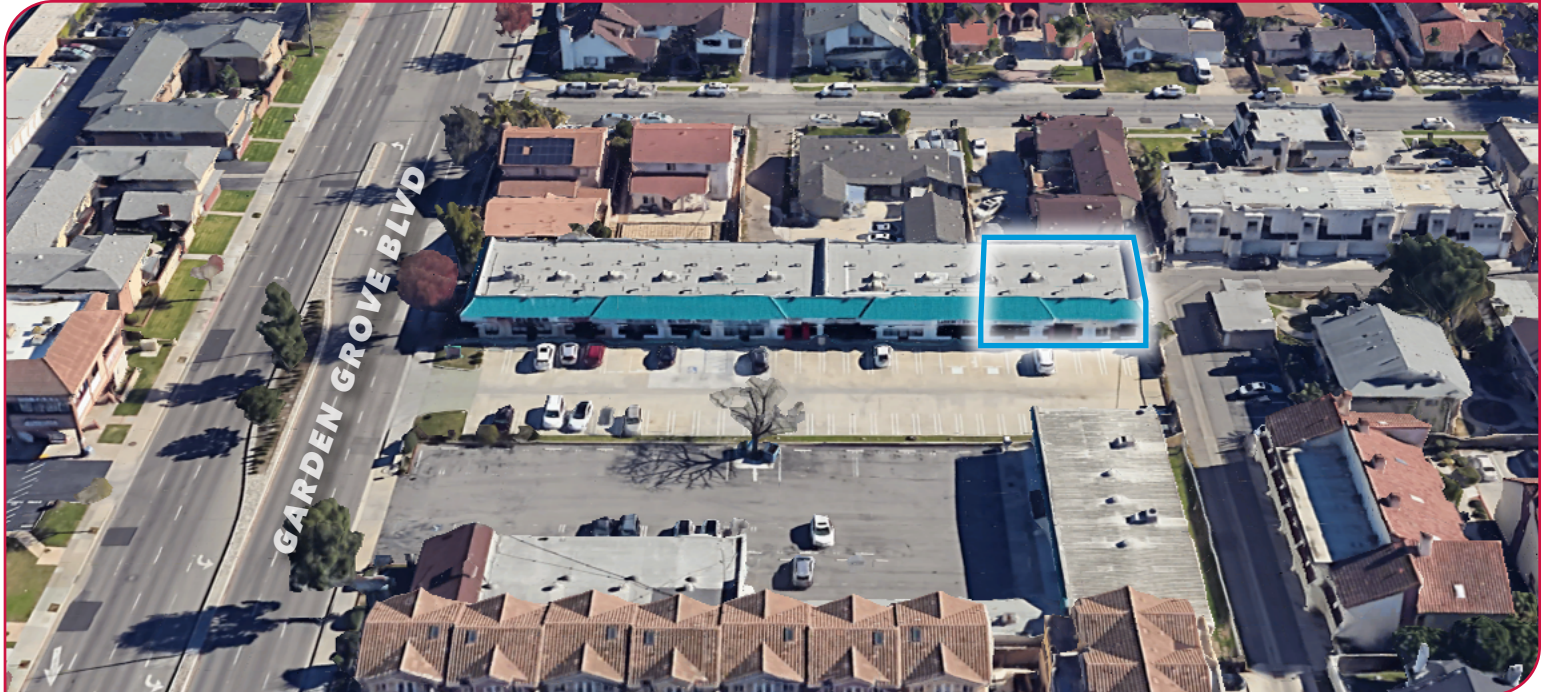
GARRETT MASSARO SIOR

Principal | DRE LIC 01771471
gmassaro@leelalb.com
562.354.2516

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 01069854 | 5000 E Spring St, Suite 700, Long Beach, CA 90815



This plan and its measurements are approximate and not up to scale.



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

MAX P. EDDY

Associate | DRE LIC 02163858
meddy@leelalb.com
562.354.2538

BRANDON CARRILLO

Principal | DRE LIC 01745362
bcarrillo@leelalb.com
562.354.2510

GARRETT MASSARO SIOR

Principal | DRE LIC 01771471
gmassaro@leelalb.com
562.354.2516

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 01069854 | 5000 E Spring St, Suite 700, Long Beach, CA 90815



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

MAX P. EDDY

Associate | DRE LIC 02163858
meddy@leelalb.com
562.354.2538

BRANDON CARRILLO

Principal | DRE LIC 01745362
bcarrillo@leelalb.com
562.354.2510

GARRETT MASSARO SIOR

Principal | DRE LIC 01771471
gmassaro@leelalb.com
562.354.2516

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 01069854 | 5000 E Spring St, Suite 700, Long Beach, CA 90815

EQUIPMENT INVENTORY INCLUDED WITH BUSINESS SALE

- Navigation System (1)
- Patient Warmer (1)
- Insufflator (3)
- Camera (3)
- Patient Monitor (5)
- X-Ray Viewer (1)
- Electro Surgical (1)
- Printer (3)
- Exam Lamp (1)
- Refrigerator (1)
- Tourniquet (2)
- Steam Incubator (1)
- Infor Manage System (1)
- Aspirator (2)
- Suction Pump (3)
- Surgery Table (1)
- Color Monitor (5)
- Light Source (4)
- Centrifuge (2)
- Instrument Driver (1)
- Smoke Evacuator (1)
- Manual Table (2)
- BP Monitor (2)
- ECG (1)
- Upper EGD (1)
- Lower EGD (1)
- Defibrillator (1)
- Warming Cabinet (2)
- Adult Scale (1)
- All Furniture Shown on Matterport Virtual Tour
- All Additional Equipment Shown on Matterport Virtual Tour
- Everything Except the Art
- C-Arm (Pain Management) (1)

(Buyer to Confirm Equipment List)

ACCREDITATION



LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

MAX P. EDDY

Associate | DRE LIC 02163858
meddy@leelalb.com
562.354.2538

BRANDON CARRILLO

Principal | DRE LIC 01745362
bcarrillo@leelalb.com
562.354.2510

GARRETT MASSARO ^{SIOR}

Principal | DRE LIC 01771471
gmassaro@leelalb.com
562.354.2516

Lee & Associates Los Angeles - Long Beach Inc. | DRE License 01069854 | 5000 E Spring St, Suite 700, Long Beach, CA 90815