

# ***Cardiovascular Clinic/Cath Lab/Rehab Facility***

2200 George Dieter Dr, El Paso, TX 79936



## Cardiovascular Clinic/Cath Lab/Rehab Facility

\$3,400,000

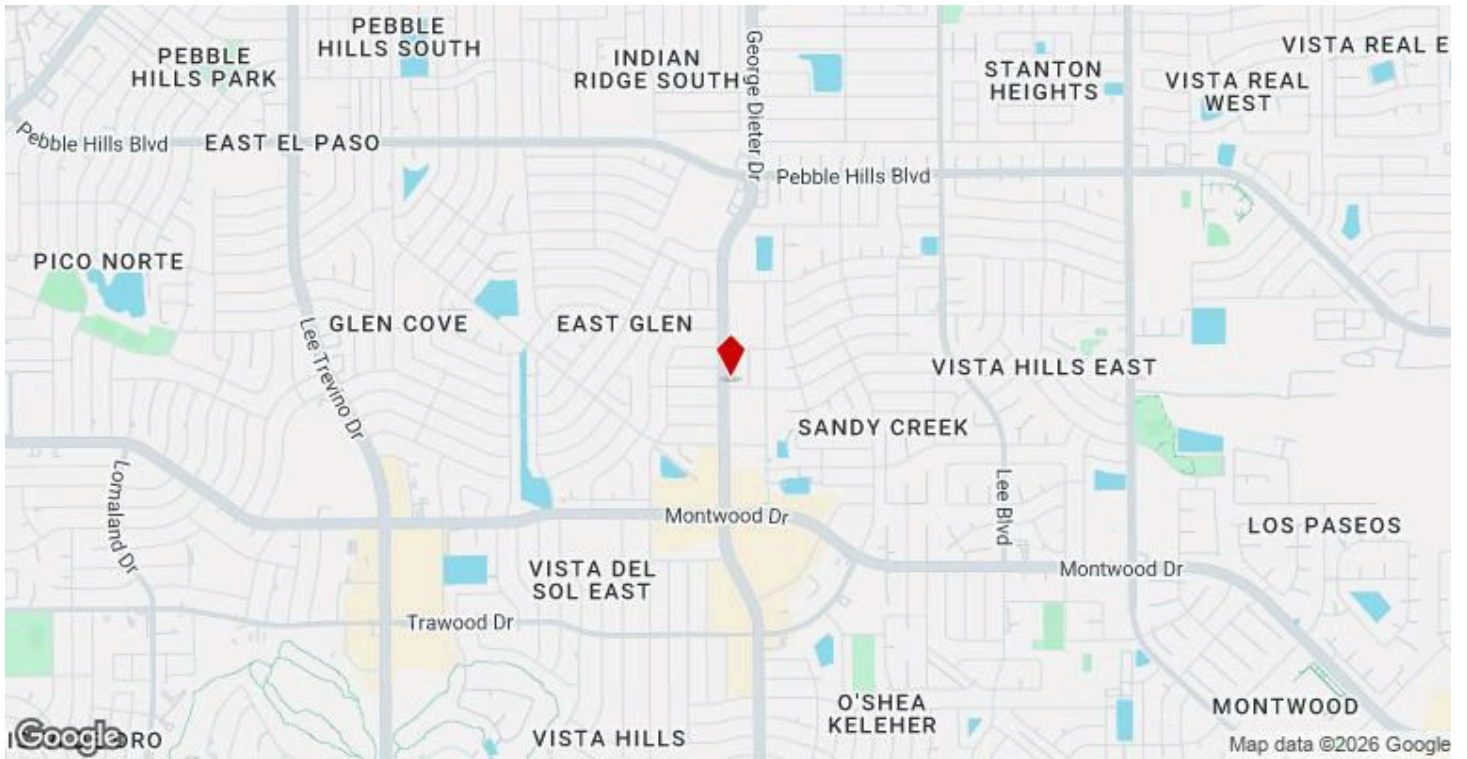
Offered at \$3,400,000, this purpose-built 11,660 SF medical facility is located at 2200 George Dieter Dr., El Paso, Texas, within the high-growth East El Paso corridor. Constructed in 2015 on a .87-acre site, the property was designed to support advanced cardiovascular procedures and is equipped with a dedicated cardiac catheterization laboratory. Based on the size and specifications of the existing cath lab suite, this offering presents a rare opportunity to acquire a fully improved specialty medical asset at a fraction of replacement cost. The building is currently configured for cardiovascular use but can be easily adapted into a fully operational Ambulatory Surgical Center (ASC) with three distinct functional areas: a Cardiac Catheterization Suite, Cardiac Rehabilitation Center, and separate Medical Office suites.

The property is supported by robust infrastructure, including a separate transformer and backup generator delivering 3-phase electrical service, critical for surgical and imaging operations. The installed cardiac catheterization laboratory features a Philips Allura Xper FD20 (2009 model) with ceiling-mounted C-Arm, 100kW X-ray generator (40–125kV voltage range), three programmable fluoroscopy modes, trace subtract fluoroscopy, advanced image detection and viewing via dual 18-inch monochrome LCD monitors, remote intercom and table-side modules, Maximus Rotalix ceramic grid switch with 2.4 MHU anode heat storage capacity, RIS/CIS DICOM interface with full AutoCal, vascular quantification software package, pivot table base, and Xper table tilt functionality. This specialized buildout significantly reduces time-to-operation for a cardiovascular group, ASC operator, or hospital affiliate seeking immediate market presence in one of El Paso's strongest medical corridors. The facility has two interconnected rooms that can function as a nuclear laboratory and or procedure/stress test rooms with their own adjacent ADA approved bathroom. The facility also has two other procedure/stress test/ultrasound rooms.

- Fully equipped cardiac catheterization lab
- Potential conversion to an Ambulatory Surgical Center (ASC)
- Purpose-built cardiovascular facility
- Built in 2015 (modern medical infrastructure)
- Below replacement cost for similar medical facilities



Price:	\$3,400,000
Property Type:	Health Care
Building Class:	A
Sale Type:	Investment or Owner User
Lot Size:	0.87 AC
Gross Building Area:	11,600 SF
No. Rooms:	3
No. Stories:	2
Year Built:	2015
Parking Ratio:	5.09/1,000 SF
Zoning Description:	C-1
APN / Parcel ID:	N241-999-0100-0100



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Property Photos



Property Photos

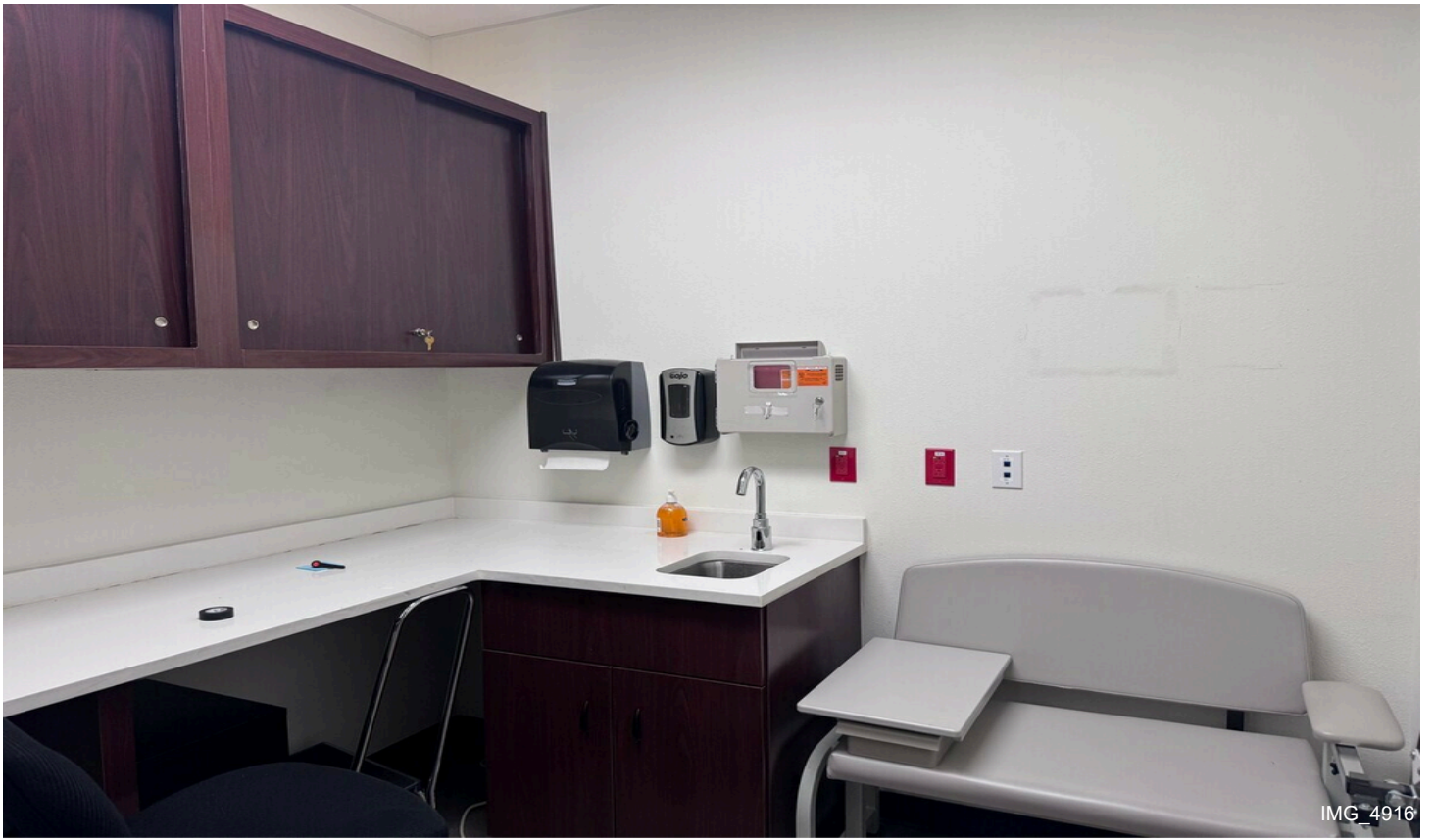


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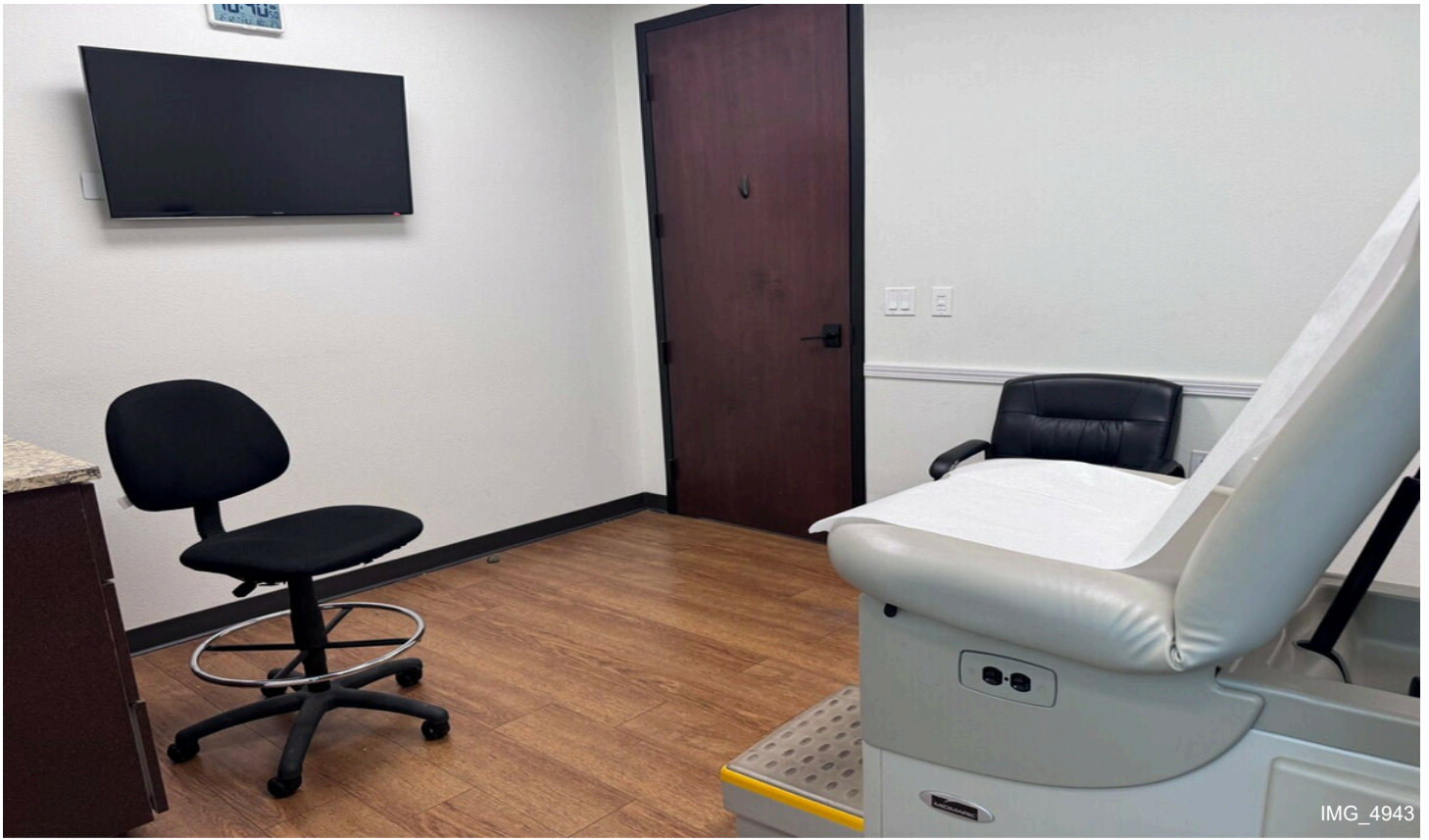


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# Property Photos

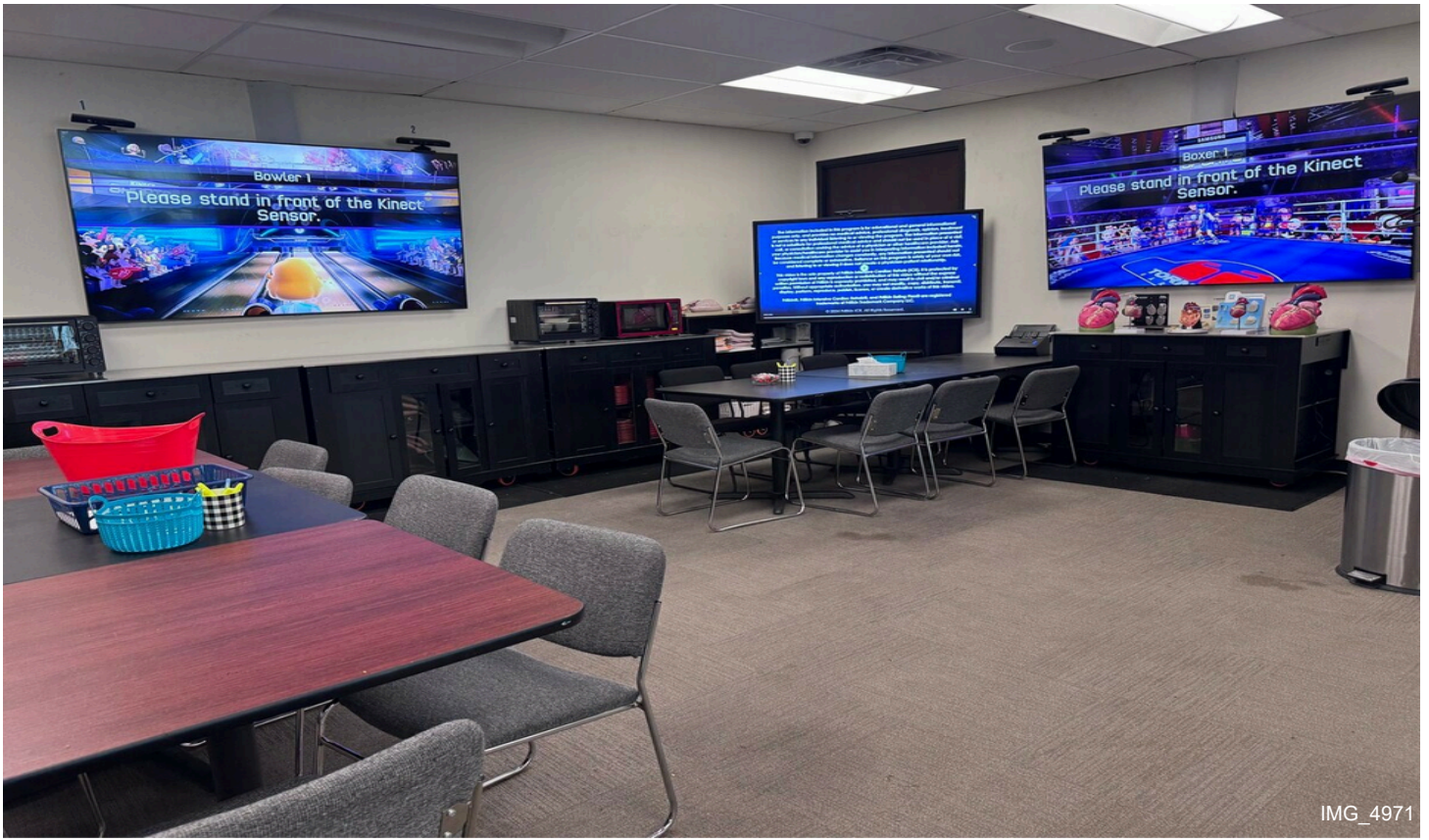


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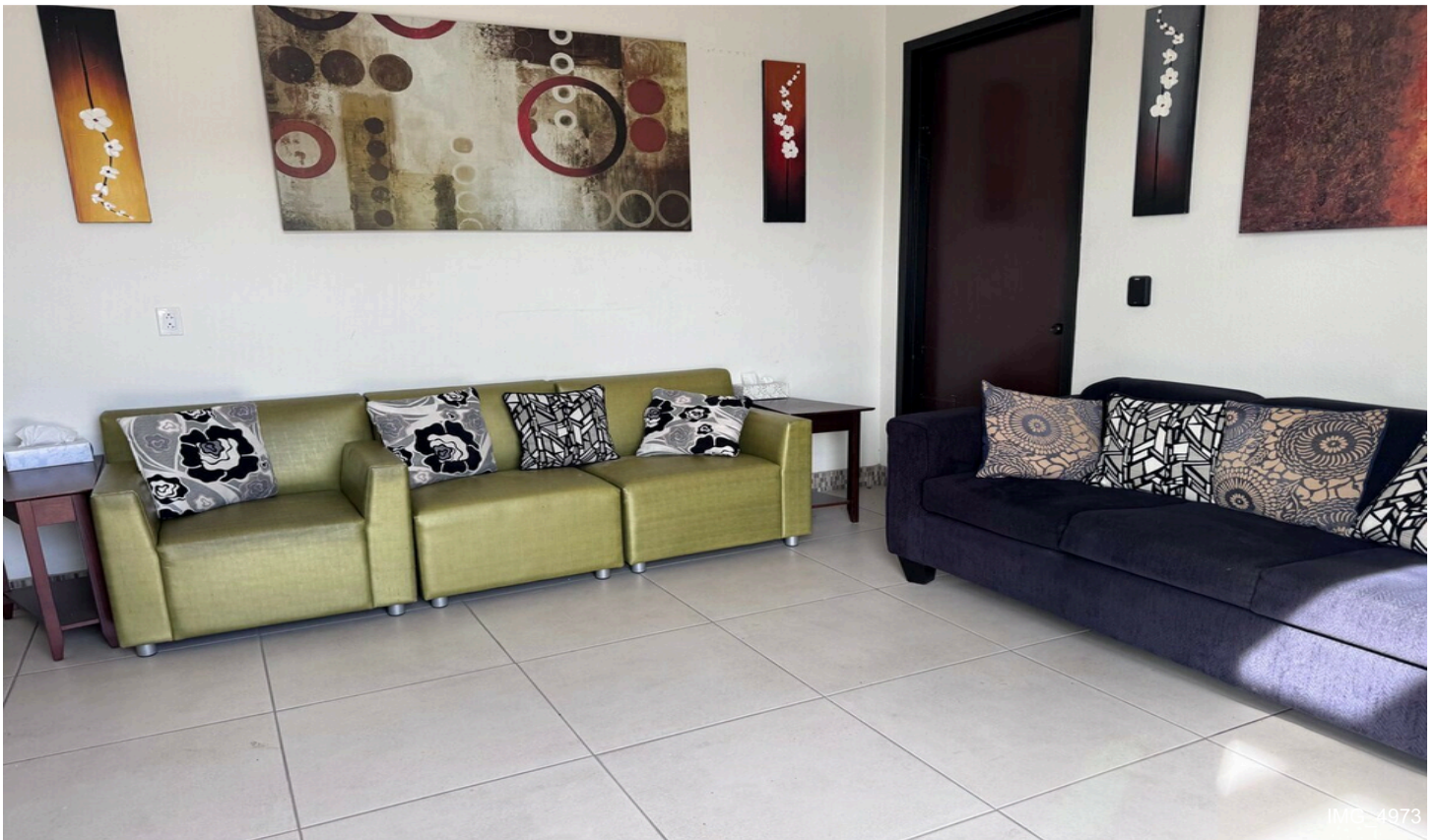


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# Property Photos



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Property Photos



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