

# FREESTANDING MEDICAL OFFICE BUILDING FOR SALE 435 EAST HARDING WAY, STOCKTON, CA



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# PROPERTY OVERVIEW

## Prime Central Stockton Location

Strategically positioned in the heart of the city

## Excellent Accessibility

Quick and convenient access to Highway 99 and Interstate 5

## Proximity to Healthcare

Directly adjacent to St. Joseph's Medical Center and close to Dameron Hospital

## Property Overview:

Free-standing 3,386± square foot medical office building, situated on a parcel of .23 acres± (10,050± square feet)

Built in 1981

14 on-site parking spaces – street parking on Maple Street

Concrete foundation slab w/a roof of shingle pitch and flat tar

Exterior wood shingle – painted

Fully fenced lot w/security gate @ entry

Central HVAC

## Building Units:

Unit 1 has 5 exam rooms, lab area, two offices, four restrooms, two nooks, Reception, lounge/breakroom and two storage closets!

Unit 2 has 3 exam rooms, two restrooms, private office, lab room, lounge, Entry lobby w/reception and office area!

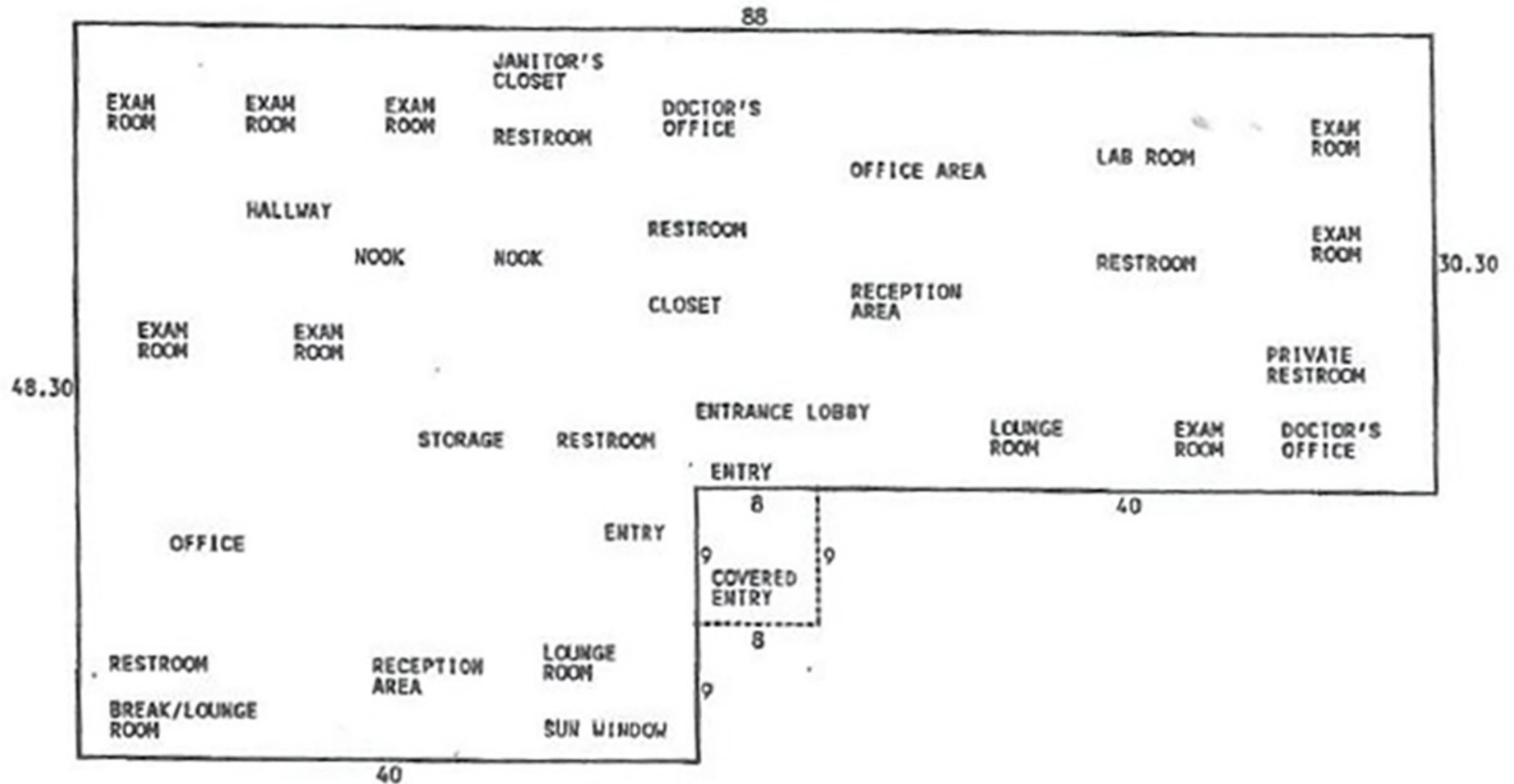


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**SALE PRICE: \$1,085,000.00**

# FLOOR PLAN

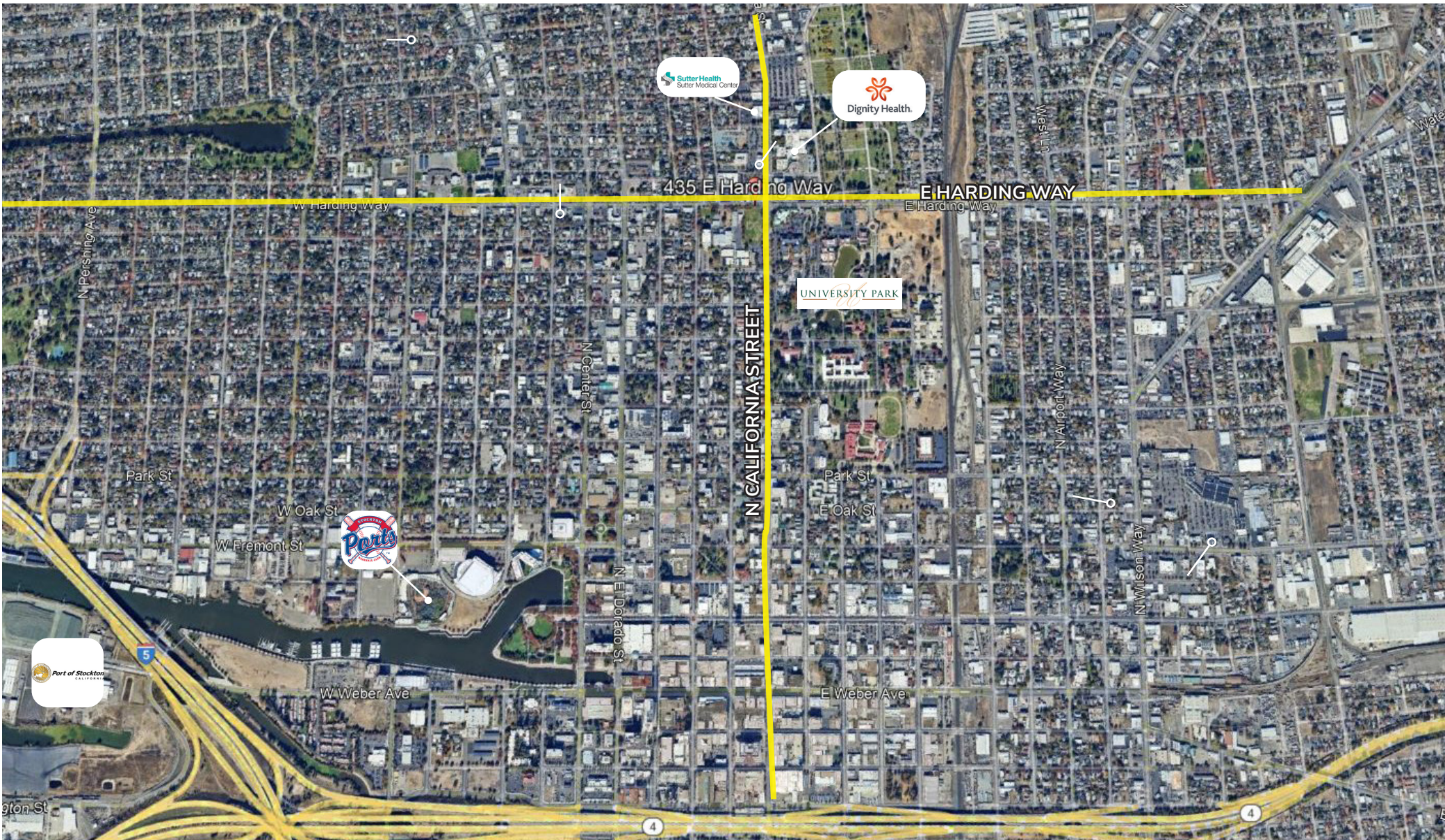
## MEDICAL OFFICE BUILDING



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# MARKET AERIAL



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