

**For Sale
or Lease**

**Medical /
Surgery Facility**



**6600 10th Ave N.
St. Petersburg, FL 33710**



VECTOR
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This meticulously maintained, one-story, 5,620-square-foot medical office building consists of a 3,626-SF Medical/Surgical facility and a 1,991-SF Medspa that has 4 years remaining on their lease term.

This is an exceptional opportunity for investors or medical professionals seeking a fully-equipped, turnkey surgical facility in a prime location.

Originally constructed in the mid-1970s as a dental office, the property was completely remodeled in 2016 to support a high-end plastic surgery facility.

The building features a suite dedicated to surgical office space, and a suite designed as a full-service med spa with a separate entrance.



PRICE & LEASE RATE

\$2,400,000
\$35 PSF NNN



LOCATION

6600 10th Ave North
St. Petersburg, FL 33710



SIZE

Total: 5,620 SF
Available: 3,626



Zoning

CRS-1



TRAFFIC COUNT

38,000 VPD



USE

Medical / Surgical



PARKING

26 Parking Spaces
Available

6600 10th Ave N.

- **Excellent Location:** Situated in a rapidly growing medical corridor with proximity to key hospitals and senior living centers:
 - HCA FLORIDA st. petersburg HOSPITAL & family care, Bay Area Heart Center, Orlando health er, American house st. petersburg
- **High-Quality Construction:** Well-maintained property with new roof (2015), resurfaced parking lot WITH AMPLE SPACES, and award-winning landscaping
- **Construction:** Cement block, single-story
- **THE SURGERY facility INCLUDES:**
 - DEDICATED PRE-OP LOUNGE, PATIENT CHANGING AREA, AND PRIVATE RECOVERY ROOM
 - FULLY-EQUIPPED OPERATING ROOM WITH CONTEMPORARY ANESTHESIA MACHINE, ELECTROCAUTERY, AND OR LIGHTING
 - INSTRUMENT PROCESSING, STERILIZATION & MEDICAL SUPPLY ROOMS
- **Flood Risk:** Located in a low-risk flood zone, no damage during the 2024 hurricane season
- **Turnkey Operation:** The facility is fully equipped and ready for immediate use, ideal for a medical practice or surgical specialty
- **MEDICAL OFFICE FEATURES FOUR EXAM ROOMS,** Practice manager's office and patient/family conference room, Non-surgical injectables procedure room with dedicated nurse practitioner space
- **Full kitchen, dining area, and a spacious conference room located between the medical office and surgery FACILITY**

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Dayglo MedSpa



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