

SPACE FEATURES:

- Large Standalone Medical Office Building with Mix of Patient-Facing, Waiting Rooms, Nurse Station, Storage and Physician Offices
- In the Heart of the Hospital District Adjacent to the Memorial Hospital Campus and Medical Office District on Raguet and Mound Streets
- Ample Parking
- Multiple Curb Cuts and Points of Egress



FOR MORE INFORMATION PLEASE CONTACT:

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CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
(936)564-2622

www.commercial.cpre.com/properties-lease.php

PREMISES:

Approximately 4,200 SF

LAND:

0.505 AC

LIST PRICE: \$975,000.00

OFFICE LAYOUT:

(2) Large Waiting Rooms, (2) Physician Offices, (4) Exam Rooms, (5) Restrooms, Reception Area with Large Medical Records Area with Filing System, Storage Rooms, Kitchen/Break Room, Nurse Station and Lab

PROPERTY HIGHLIGHTS

- + Hard Corner of North Mound St and Bailey Ave Close to SFASU Campus
- + Built in 2006
- + 15 Parking Spaces (13 Uncovered, 2 Covered)
- + Backup Generator
- + Efficient Wall Intensive Floor Plan
- + Layout Conducive to Group Practice with Efficient Patient Flow
- + Porte Cochere at Building Entrance for Patient Dropoff

FOR SALE

1225 North Mound Street – Nacogdoches, TX

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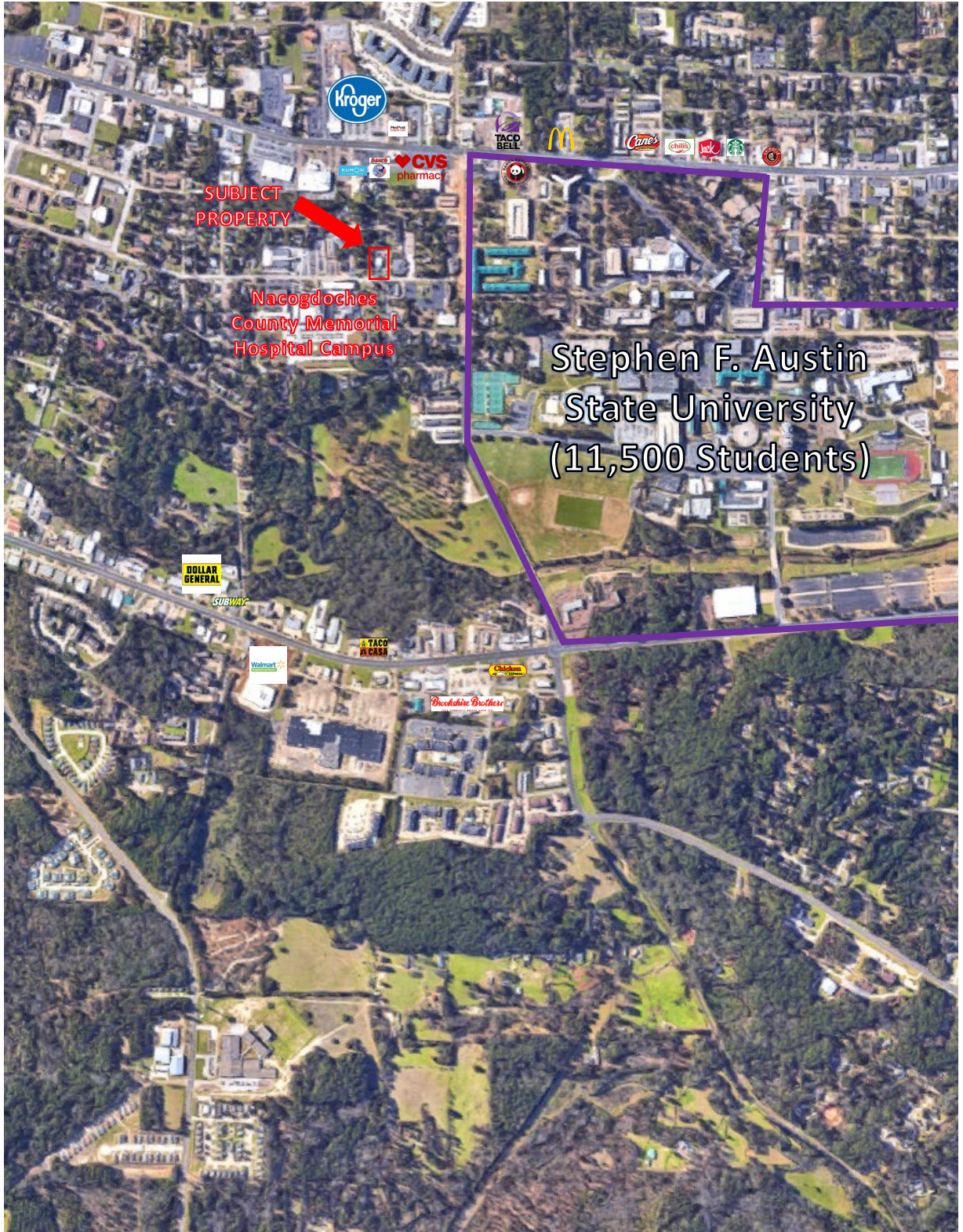


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