

FOR SALE

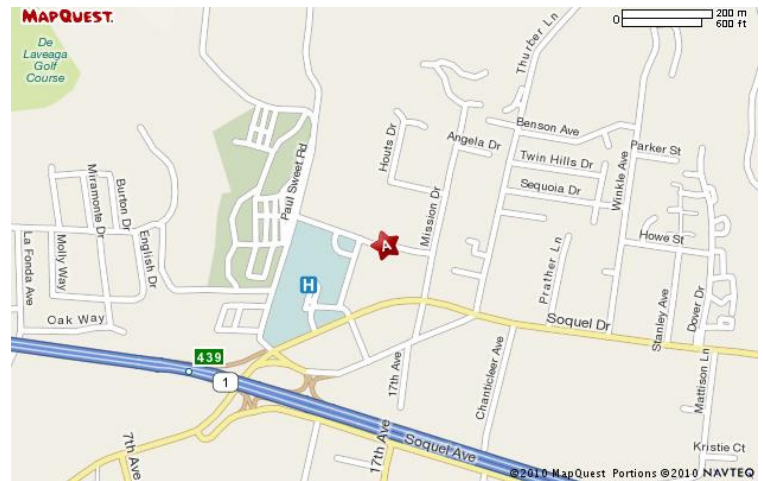
PRIME CYPRESS MEDICAL CONDO 1663 DOMINICAN WAY, STE 220. SANTA CRUZ (Adjacent to Dominican Hospital)



Sale: \$595,000

Lease: \$4,000/mo NNN

- Building: 1,408 sq. ft.
- Zoned PA
- Multiple Entrances
- Delivered Vacant for Owner/ User



PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY

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Hirsch and Associates
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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.



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Cypress Medical Condo for Sale or Lease



Hirsch and Associates is pleased to exclusively present a medical condo located at 1663 Dominican Way, Ste 220, adjacent to Dominican Hospital. **The condo is offered for \$595,000. The lease rate is \$4,000/mo Net, Net, Net.**

The 1,408 +/- sq. ft. condo is vacant and ready for occupancy. The condo is comprised of a lobby/reception area, 3 exam rooms with sinks, 1 office without a sink, a kitchen area, 1 large ADA restroom, 1 Storage room/ small office, an x-ray board, and storage.

The property features surface parking adjacent to the complex. The complex is elevator served.

Please call us for additional information, to set up a tour, or to learn how you may be able to purchase this building with as little as 10% down, at a historically low interest rate, through Small Business Administration Financing.

I look forward to working with you.

Chris Shoemaker
Associate Broker
(831) 476-8194 x 34
chris@hirschandassociates.com

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