

Turn-Key Medical Office: FOR SALE / LEASE

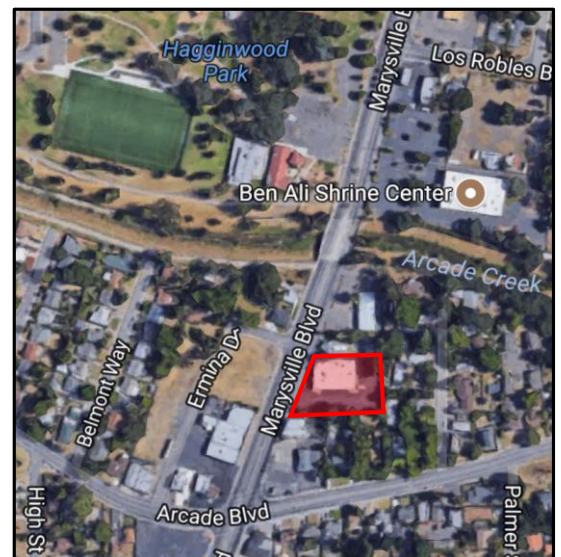
3234 Marysville Blvd - Sacramento, CA 95815



Property Highlights

- Building Size: 8,000 Square Feet
- Year Built: 1971
- Construction Type: Concrete tilt-up
- Parcel Size: 0.66 acre (28,805 Square Feet)
- APN: 251-0330-054
- Zoning: C-2
- Parking Spaces: 37 (4.6:1,000 Sq.Ft.)
- Traffic Counts: 22,300+ cars per day
- Exam rooms: 22 (each with sink)
- Doctor's offices: 5
- Conference room: 1
- Restrooms: 6
- Other: kitchen, data room, waiting room, administrative section and numerous work areas
- Flooring: VCT tiles and carpet (offices / conf. room)
- Roof: rolled composition (approx. 10 years old)
- HVAC: 5 roof mounted units (two recently replaced)
- Parking Lot: resurfaced approx. 5 years ago
- Sprinklers: None (firewalls installed throughout)

**Turn-key medical space
formerly occupied by Molina
Medical for over 20 years.**

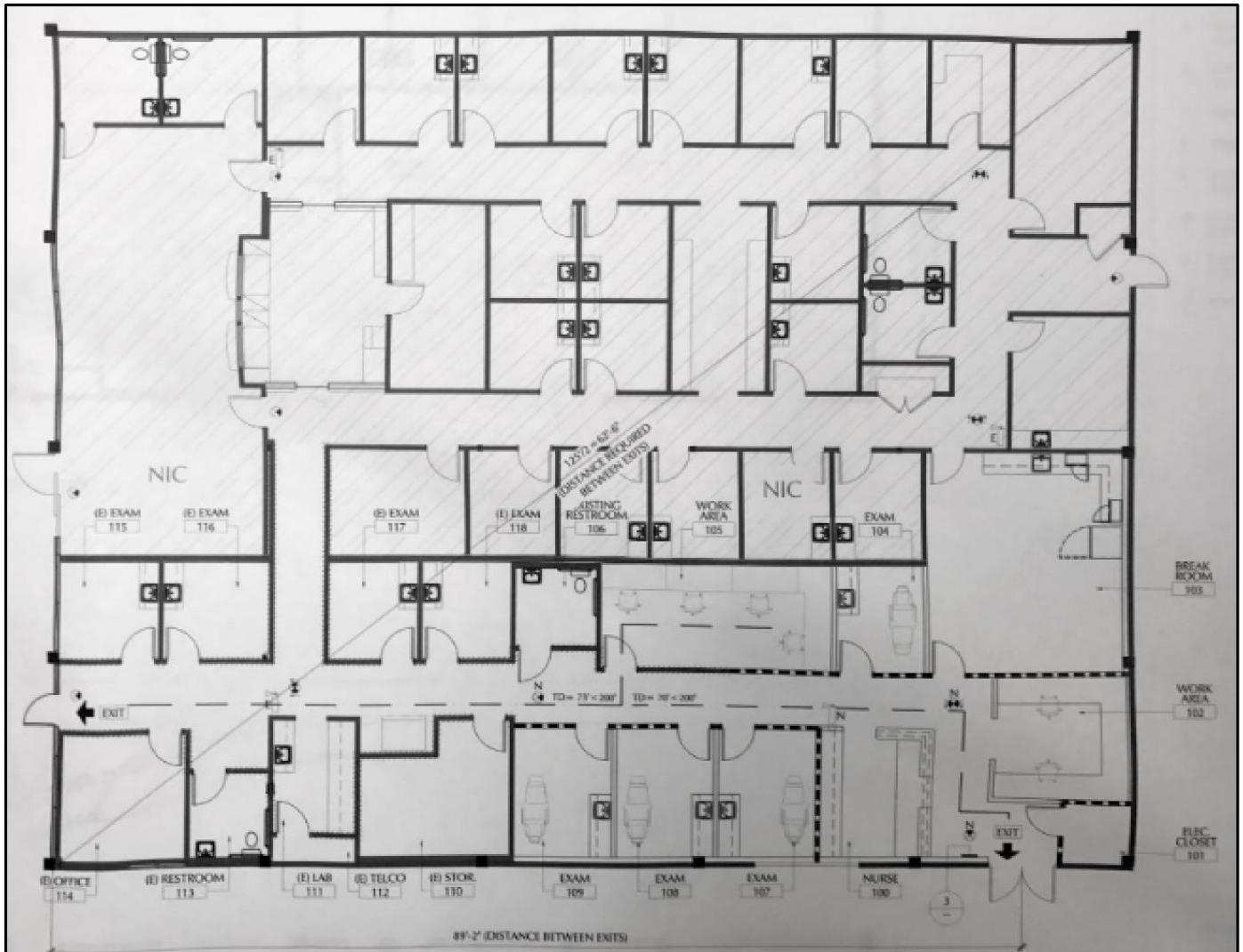


The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | (916) 837-3456 | www.JacksCommercial.com | BRE Lic #01217349

Turn-Key Medical Office: FOR SALE / LEASE

3234 Marysville Blvd - Sacramento, CA 95815



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed. JACKS Commercial Real Estate has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | (916) 837-3456 | www.JacksCommercial.com | BRE Lic #01217349