



DENTAL / PROFESSIONAL OFFICE

**2,233 SF Dental Office & 728 SF Basement
Alternative Professional Use Allowed
Sale Price: \$440,000**

Property Highlights

- Immediate occupancy - fully improved Orthodontic/Pedodontic office. Alternative professional use allowed.
- 2,233 SF Office – 5 chairs in open bay, 2 procedure rooms, lab, doctor office, large waiting area & reception, breakroom, 2 restrooms.
- 728 SF Basement – for equipment, storage & admin; fully sprinklered, located below office. Washing machine and dryer available in common basement area.
- Exterior 10' x 12' covered patio at NE corner can be built-out for expansion
- At-door client parking & 1 reserved parking space for owner
- Convenient Eastside location; easy access from midtown & Foothills
- Outstanding mountain views of the Catalina's
- Furniture & fixtures separately available
- Tax Parcel 121-05-032C (Condominium Plat, Lot 4), 2022 RE Tax \$6,570



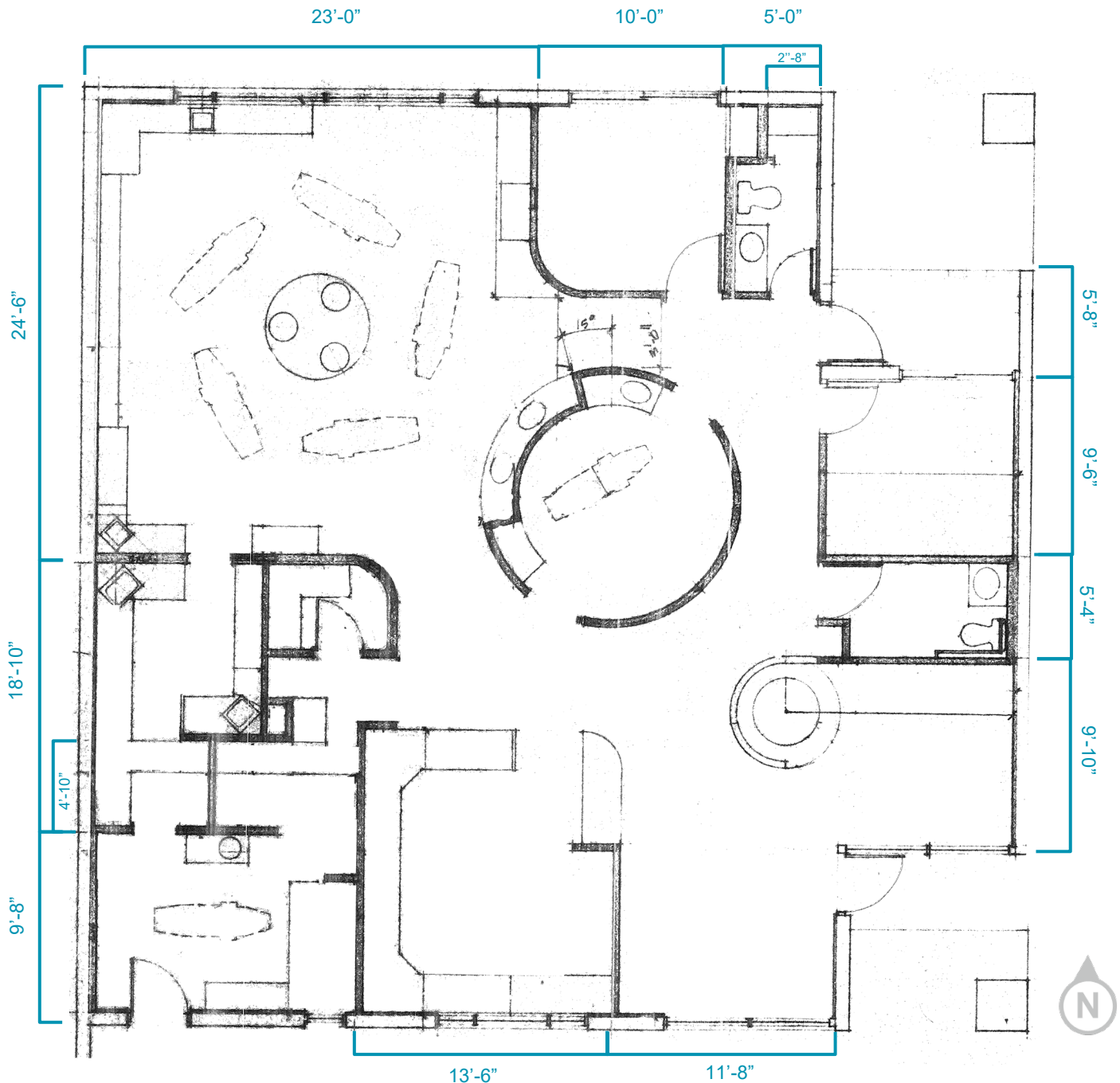
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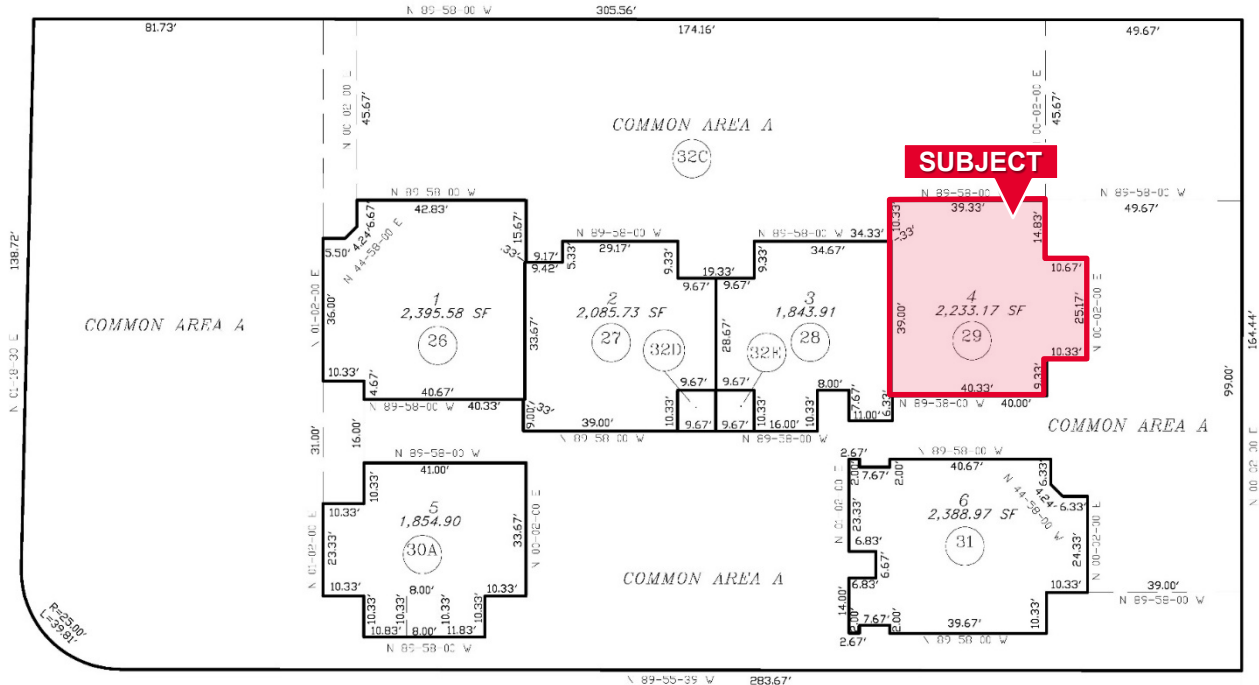
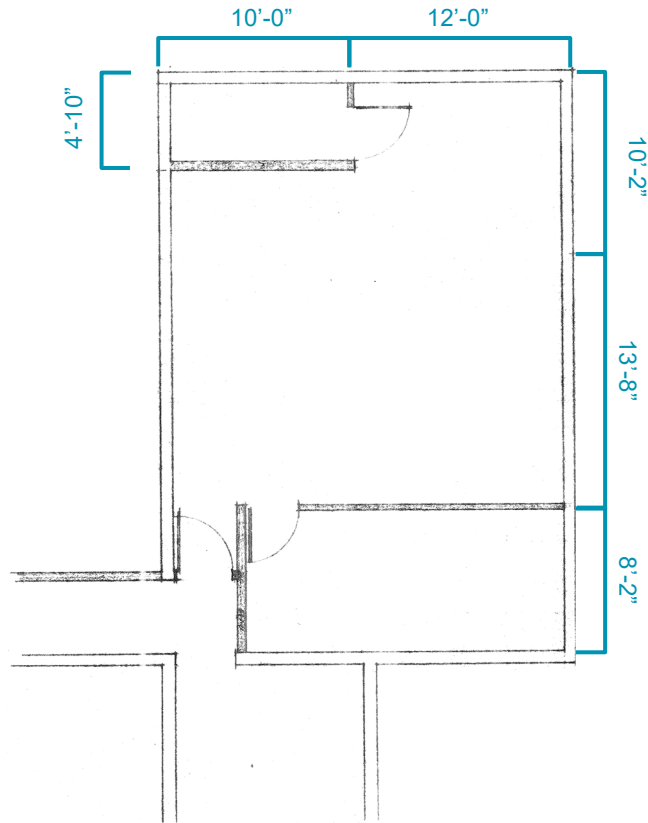
Floor Plan

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Basement Plan & Plat Map

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Aerial

