

Dental/Medical/Office Property for Sale

1712 & 1730 East Walnut Street

Pasadena, California 91106

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



* RARE DENTAL/MEDICAL/OFFICE PROPERTY FOR SALE *

PROPERTY FEATURES

- ❖ Total Building SF: 3,477 (1712=960 SF/1730=2,517 SF)
- ❖ Lot Size: 7,803 SF
- ❖ Roof Type: Laminated/GLU Wood Beam
- ❖ Construction Type: Wood Frame & Stucco
- ❖ Parking Spaces: 9
- ❖ Year Built: 1923, Refurbished in 1988
- ❖ Zoning: CG
- ❖ APN#: 5737-011-042

DENTAL/MEDICAL IMPROVEMENTS (1730 Building)

- ❖ 5 Operatories/Exam Rooms
- ❖ Large Waiting Room
- ❖ Reception/Business Office
- ❖ Large Lab
- ❖ Water and Air Distributed Throughout

- ❖ OWNER/USER/INVESTOR OPPORTUNITY
- ❖ EXISTING DENTAL/MEDICAL IMPROVEMENTS
- ❖ SOUTHWEST INTERSECTION LOCATION
- ❖ ICONIC PROPERTY
- ❖ PROXIMITY TO NUMEROUS AMENITIES
- ❖ EXCELLENT VISIBILITY/SIGNAGE
- ❖ 22,000 CARS PER DAY TRAFFIC COUNT
- ❖ OUTSTANDING DEMOGRAPHICS
- ❖ SALE PRICE: \$2,275,000.00

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JEFFERY A. TUREK

Vice President

(310) 802-2545

BRE# 01260097

jturek@remaxcir.com

www.jeffturek.com

www.remaxcir.com

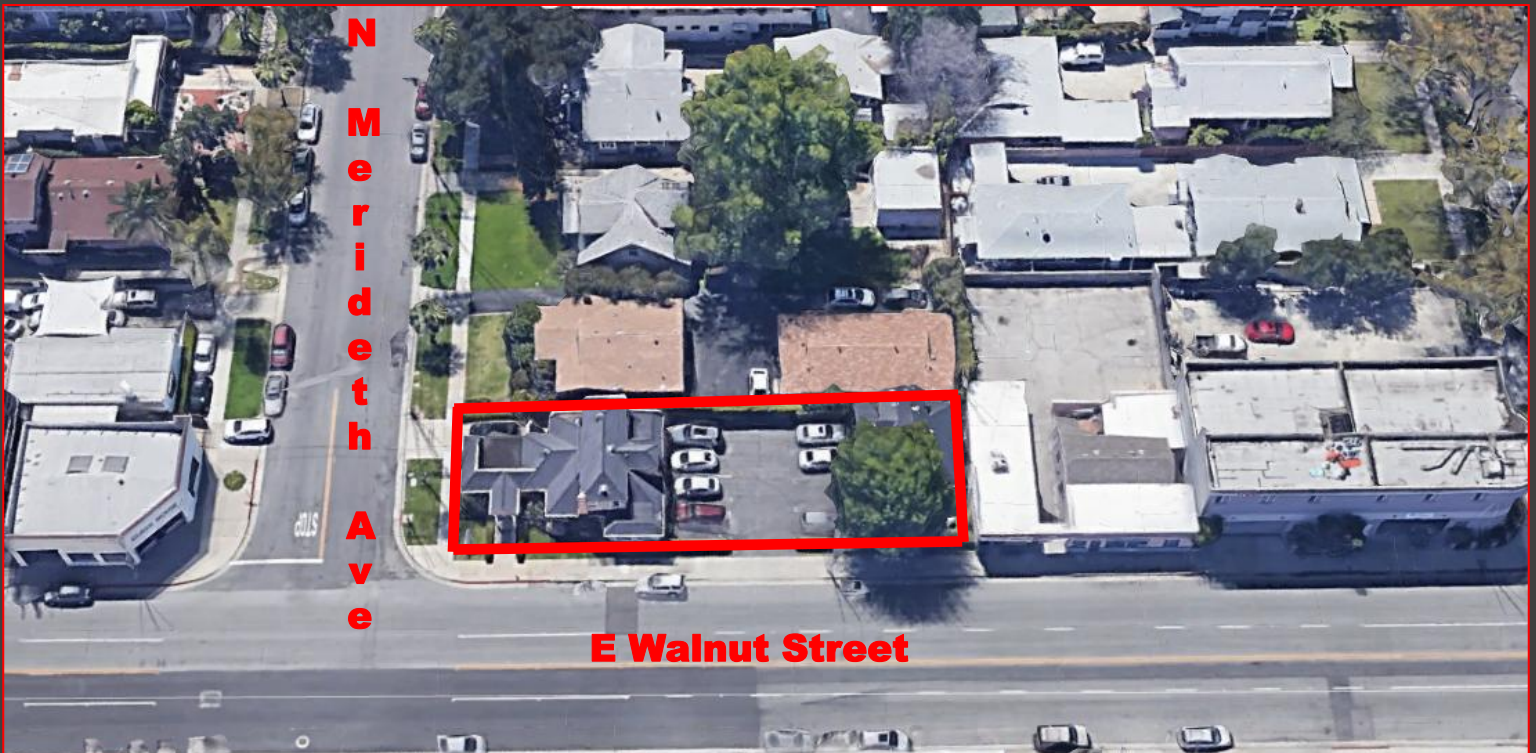


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