

STAND ALONE MEDICAL OFFICE BUILDING

1842 Buena Ventura Boulevard

Haedrich & Co., Inc.
COMMERCIAL REAL ESTATE



Property Summary

1842 Buena Ventura Boulevard Redding, CA 96003



Property Description

Discover the epitome of modern medical practice in this exquisite 4,473 square foot standalone medical office building. Strategically located in a prime area not far from the hospital, this property sets the standard for top-tier healthcare facilities. Boasting an impressive array of features, including 9 spacious exam rooms, a state-of-the-art procedure/ultrasound room, 3 private offices, a convenient laundry room, and a sprawling central nurses station with high ceilings, every aspect has been meticulously designed with excellence in mind. Step into a welcoming realm as you enter the building, adorned with elegant finishes that speak of sophistication. This is a must see building with a precisely designed floor plan to maximize practice efficiency and the quality of the patient experience. The building is shown by appointment only, do not disturb the tenant.

Chris Haedrich

Owner/Broker • 530.221.1127

chris@haedrich.com

CalDRE #01484672

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Property Highlights

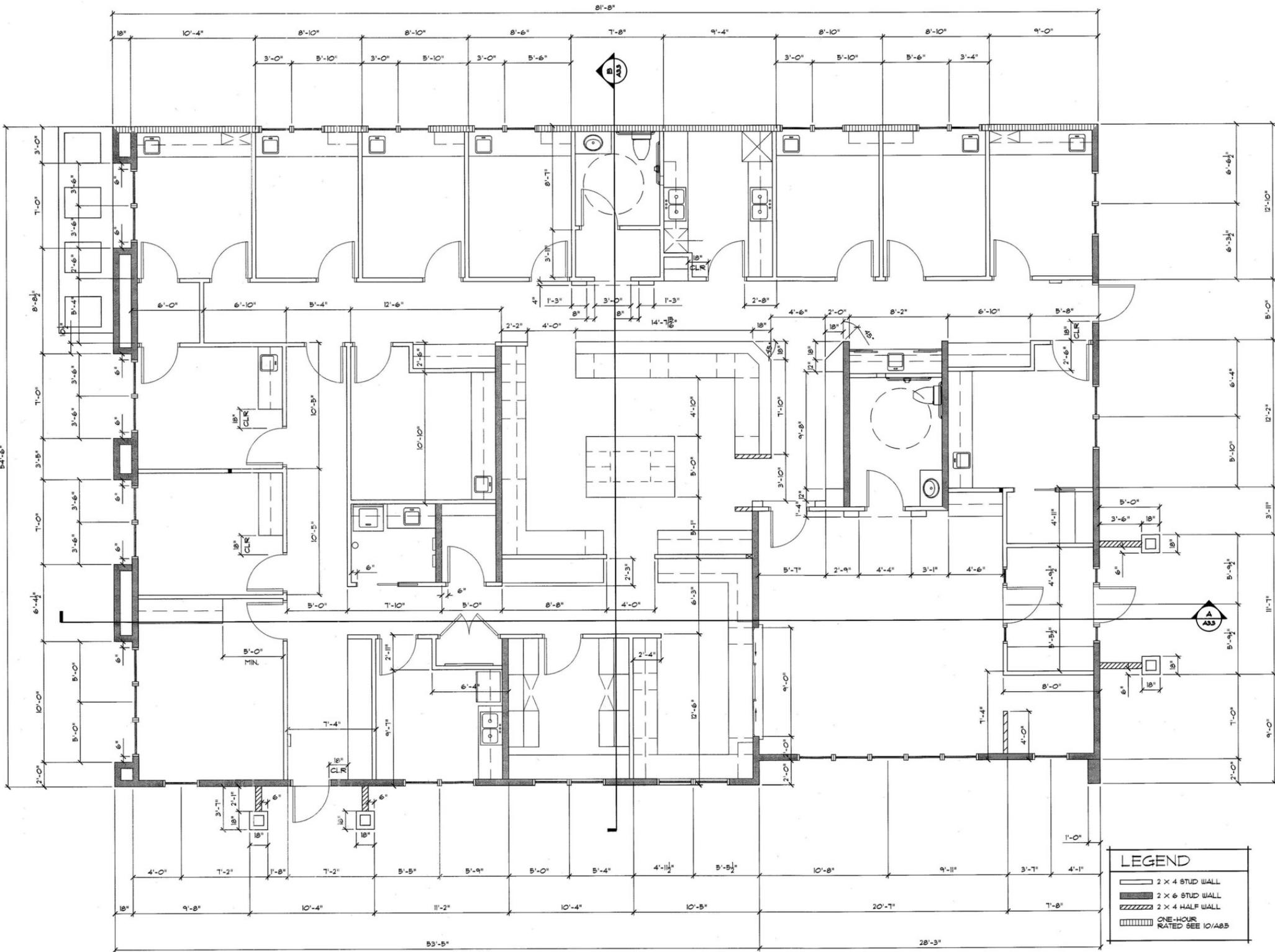
- High quality standalone medical office building constructed in 2008
- 4,473 square feet with efficient and well-designed floor plan
- Aesthetically pleasing exterior and first class interior improvements
- Close proximity to hospital in a peaceful natural corridor with season creek

Offering Summary

Sale Price:	\$1,500,000
Lot Size:	0.56 Acres
Building Size:	4,473 SF
Price Per Square Foot:	\$335/SF

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LEGEND

- 2 x 4 STUD WALL
- 2 x 6 STUD WALL
- 2 x 4 HALF WALL
- ONE-HOUR RATED SEE 10/A65



Large Open Exam Rooms

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Exquisite Private Offices

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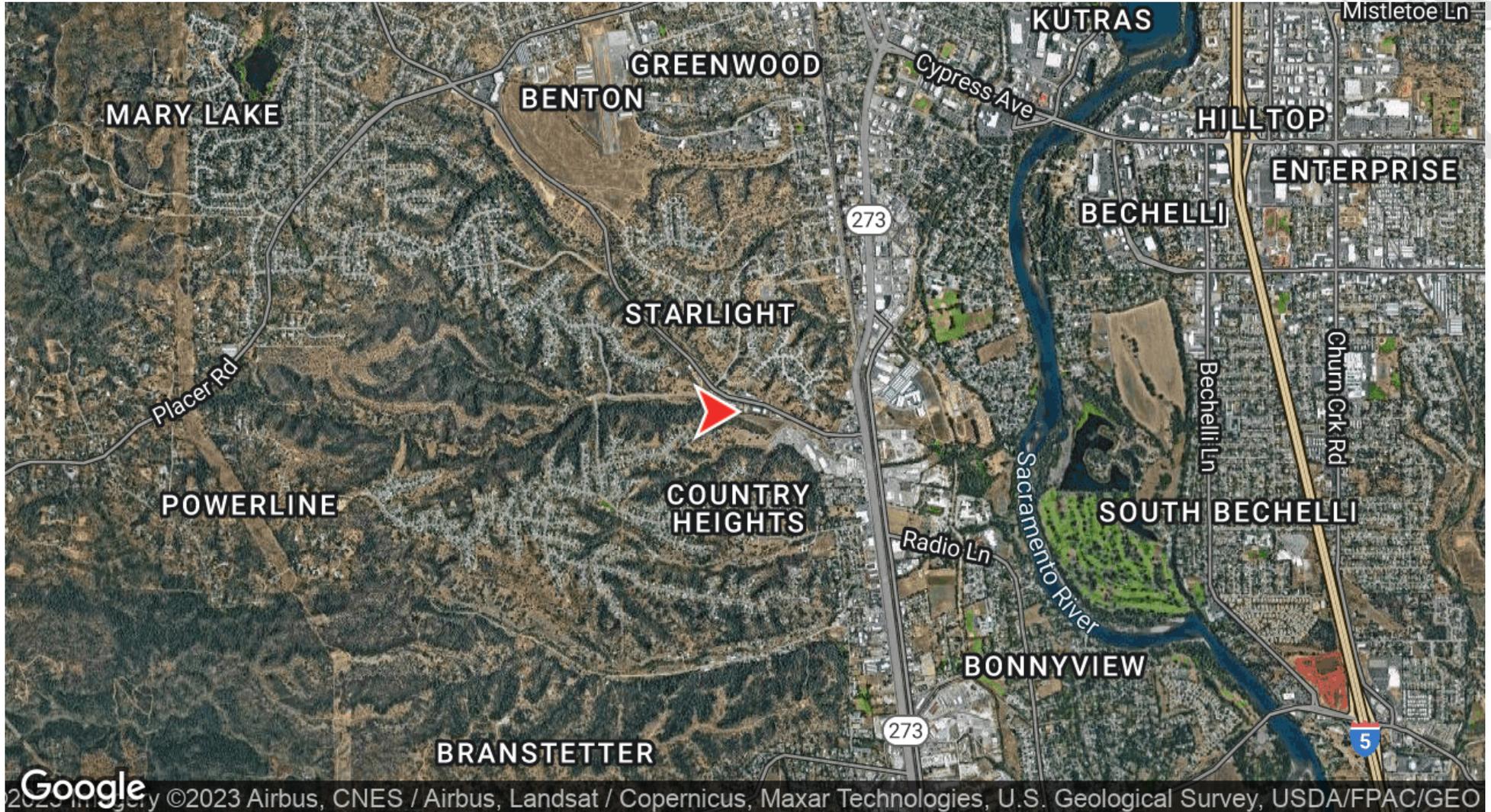
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Location Map

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Acquisitions Leasing Consulting

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