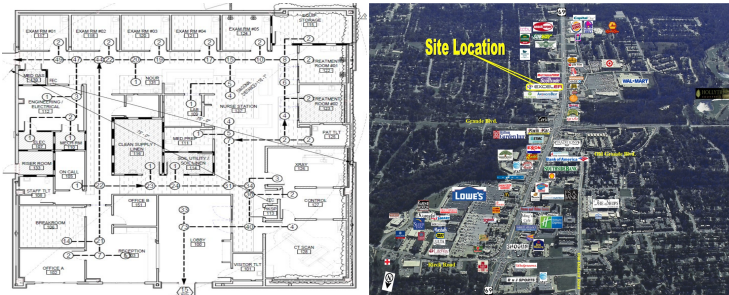


Second Generation Emergency Room/Medical Clinic Available

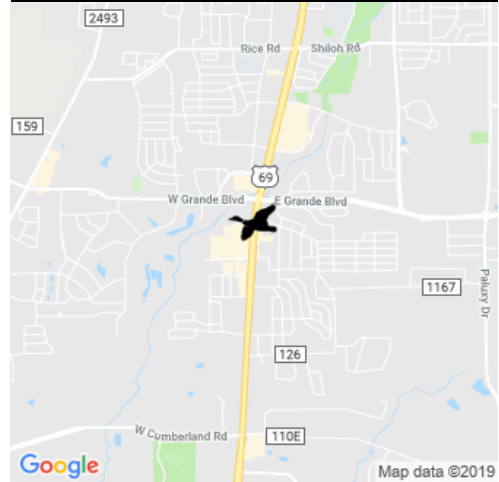
**Special Purpose:
For Sale & Lease**

Second Generation ER/Medical Clinic

6718 S. Broadway Ave., Tyler, TX 75703



LOCATION



OFFICE - MEDICAL FOR SALE & LEASE

Total SF: 7,173
Total Acres: .99
Sales Price: \$2,150,000.00 Total Price
NNN Rate: \$20.00 Per SF/YR

Features

- Ingress/Egress on South Broadway
- Upscale modern architecture
- Covered patient drop-off
- Pylon signage with Electronic Message Board
- Ample parking
- High end medical build out
- Zoned C-2 General Commercial
- Premier location on South Broadway Ave., ¼ mile south of the West Grande Blvd. intersection. Property offers multiple access points and tremendous visibility on the highest traffic thoroughfare in Tyler. Situated directly across from Walmart Supercenter and is surrounded by new commercial growth.

Contact

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