

750 MEDICAL CENTER COURT

CHULA VISTA, CA 91911



DRASTIC PRICE REDUCTION / MOTIVATED SELLER

FOR SALE/LEASE | ±988 SF MEDICAL OFFICE CONDO
ACROSS FROM SHARP HOSPITAL

TRACY CLARK, PARTNER
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THE CLARK TEAM

FOR SALE/LEASE | ±988 SF MEDICAL OFFICE CONDO ACROSS FROM SHARP HOSPITAL

PROPERTY DESCRIPTION

PROPERTY ADDRESS:	750 Medical Center Court #5, Chula Vista, CA 91911
PROPERTY TYPE:	Medical Office Condominium
BUILDING SIZE:	988 SF (Part of a Larger Building)
APN:	641-010-19-05
FLOORS:	Condo is Located on First Floor
OFFICE %:	100%
LAYOUT:	Reception, Waiting Room, 2 Offices, 2 Exam Rooms With Sinks, 1 Employee Restroom
YEAR BUILT:	1980
ZONING:	Commercial
PARKING:	5/1,000 (100 Free Surface Spaces)
HOA FEE*:	\$1,323.68 per month

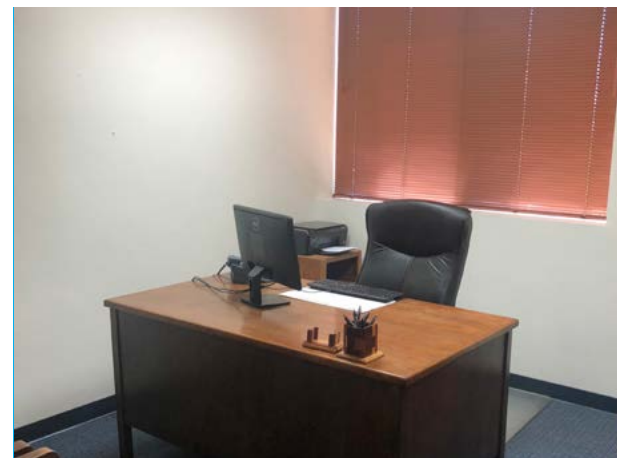
*HOA Fee for the property includes water, electric, trash, maintenance, landscaping and ground lease payment for the property.

CONDO IS PART OF A BUILDING THAT IS ON A GROUND LEASE. THERE ARE APPROXIMATELY 23 YEARS LEFT ON THE GROUND LEASE, WITH THE LEASE PAID FOR BY THE ASSOCIATION.

PROPERTY HIGHLIGHTS

- » Rare Opportunity to Own Medical Condominium Across from Sharp Hospital
- » Former Medical Space, can be customized for any medical practice
- » Directly Across Street from Sharp Hospital
- » One mile from the 805 freeway
- » Priced to Sell

SALE PRICE: ~~\$125,000 (\$127/SF)~~ \$100,000 (\$101/SF)
LEASE RATE: \$2.00/SF NNN



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