

Medical Office Facility (Condo) for Sale

Highly Improved Medical Space
42650 Christy Street
Fremont, California



Highly Improved Medical Space

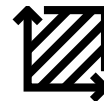
- Plug & Play medical office facility
- Building will be delivered vacant at the close of escrow (Owner will consider a lease-back)
- Highly improved with "Class A" finishes
- Fully-equipped medical office
- Full spa facility with showers and dressing rooms
- Warehouse space in rear of building for gymnasium or storage
- Equipped with:
 - Dedicated x-ray room
 - Showers
 - Lounge
 - Kitchen



Location: 42650 Christy Street
Fremont, CA 94538



Asking Price: \$2,495,000



Building Size: ±8,775 sf



Zoning: G-I + Medical Use Permit



Parking: 200 total parking spaces
(Parking shared among tenants)

Get more information

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Jon S. Geary
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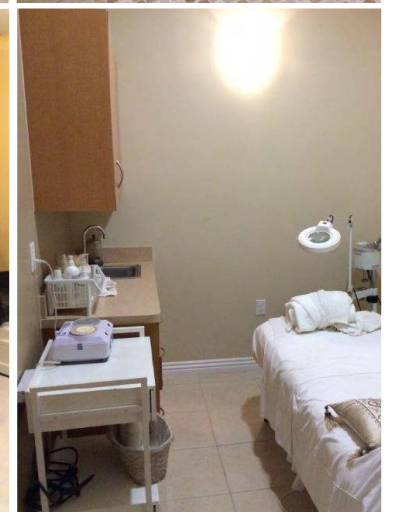
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Building Size:	± 8,775 square feet	Last Major Rehab:	2009
Year Built:	1984	Ceiling Height:	11' - 15'
Number of Floors:	One (1)	Sprinklers:	Yes
Elevators:	None (0)	Unimproved Warehouse Space:	± 1,000 square feet
Overhead Doors:	One (1)	Frontage:	(500' / 700')
Lot Size:	± 4.29 Acres (shared)	Depth:	Irregular
Zoning:	G-I + Medical Use Permit	Parking:	200 spaces (shared)

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Features:

Gorgeous Medical Spa / Day Spa with extremely creative, flowing spaces

Virtually brand new space

± 8,775 sf with ± 1,268 sf of storage space

ADA Compliance 2008

T-24 Compliance, Electrical and Mechanical 2008

Fully Sprinklered

Peaceful, zen-like atmosphere throughout

Elaborate, grand foyer (shared between both sides)

Medical Office

- Reception area
- Lipo Room (Wet)
- 4 Skin Care Treatment Rooms (3 Wet)
- 3 General Treatment Rooms
- Physical Therapy Room
- 4 Examination Rooms (Wet)
- Dedicated X-Ray Room with lead walls, door
- Nurses Station
- Records Area and Office
- Mens, Womens, and 3 ADA Restrooms
- Mens and Womens tiled showers with lockers
- Staff lounge and 2 offices

Day Spa

- Dedicated Check-In Station
- Refreshment Station
- 2 Consulting Rooms
- 3 Treatment Rooms (2 Wet)
- Photo Room
- 5 Beauty Stations
- 6 Station Neck Massage, Foot Spa Room
- 6 Relaxation Rooms
- "Relaxation" Lounge
- Separate Mens & Womens Saunas



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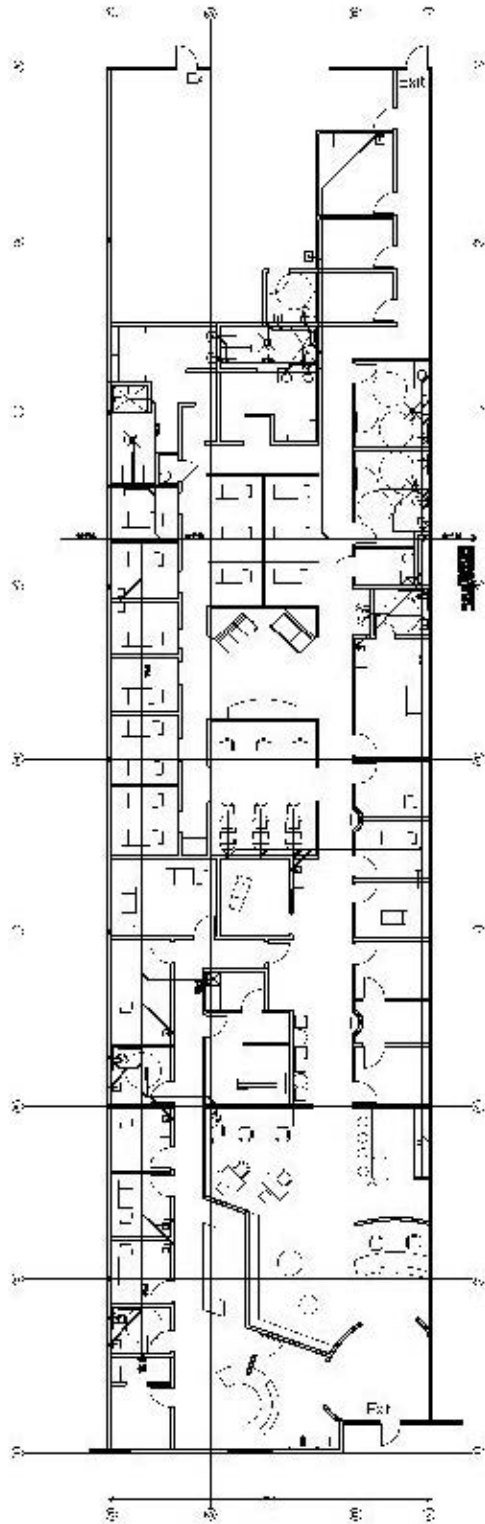
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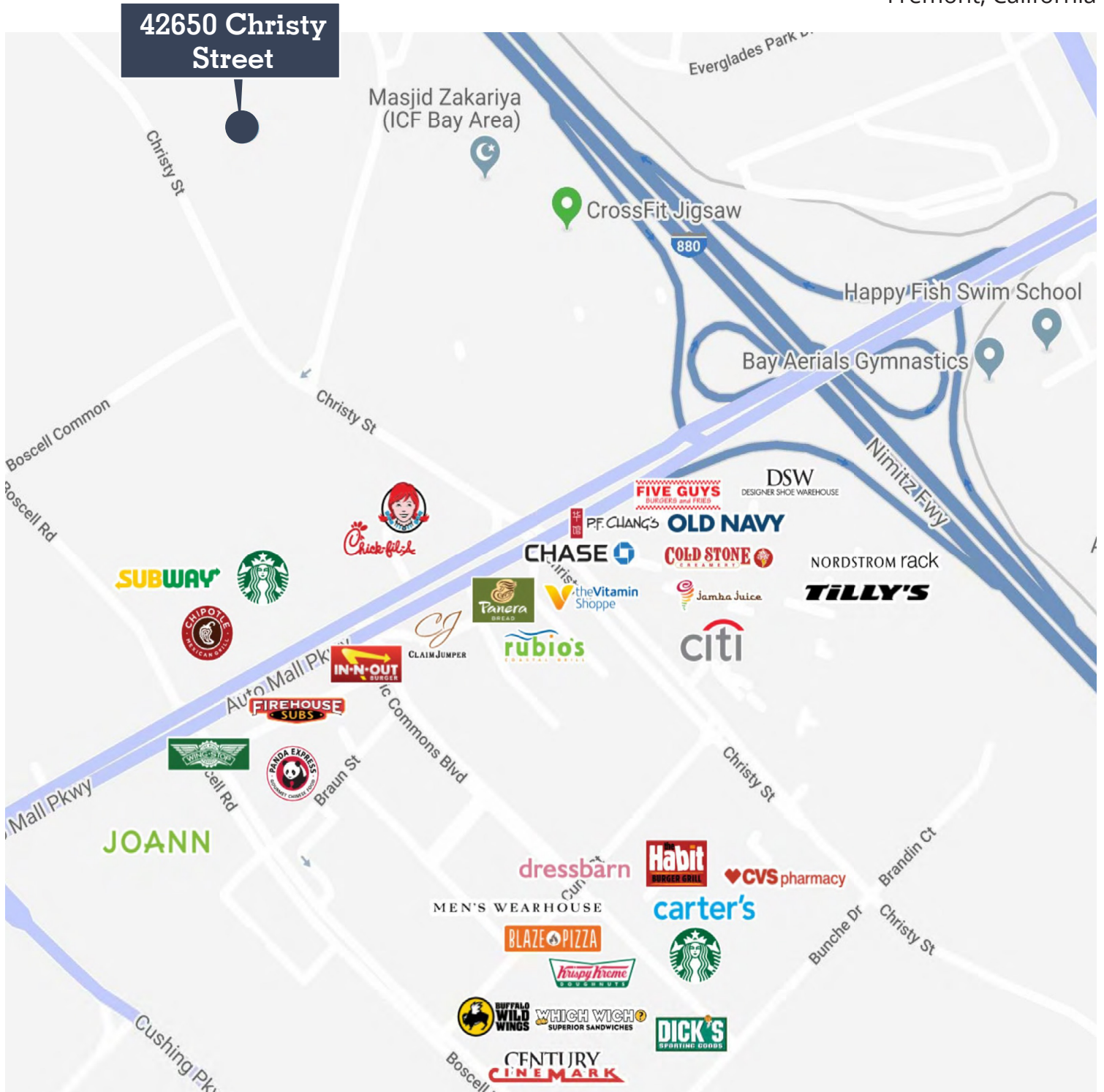
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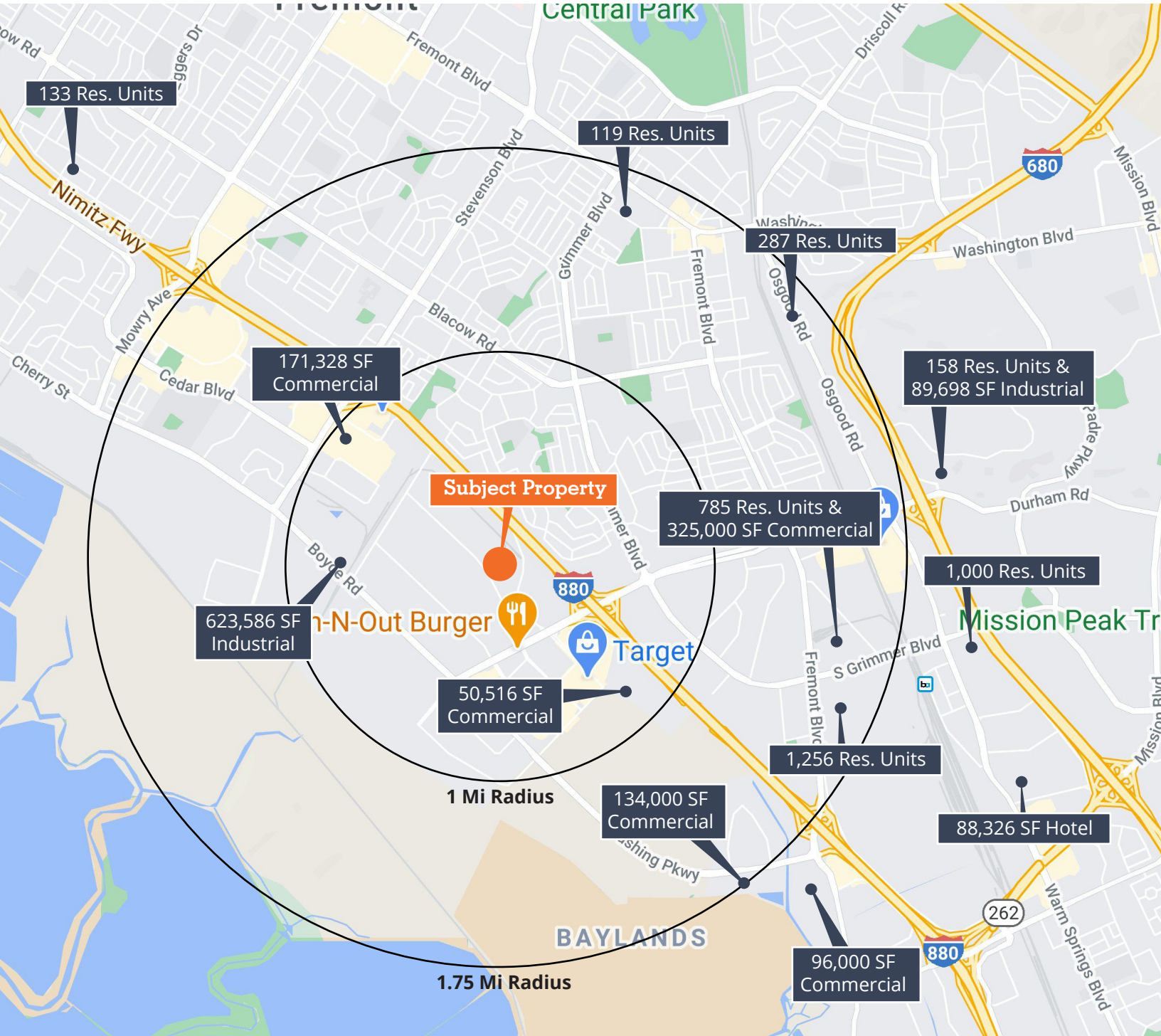
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Approved residential and commercial developments within a 1 and 2 mile radius of the subject property.



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