



**BERKSHIRE  
HATHAWAY**  
HomeServices  
Nevada Properties

# State of the Art Urgent Care

## Unique Opportunity

**3100 S Valley View Blvd  
Ste 103**

### Special points of interest:

- 6 treatment rooms ( wet )
- Large reception area
- Large Nurses station
- Established with all insurance companies
- X-ray room
- Lab
- Corner property with high traffic count
- Close proximity to Strip for tourist assistance
- 1/4 mile to Desert Inn Corridor
- Zoned M-2
- Bus Route 104 both N & S
- City of Las Vegas
- Vacant corner with lease option



1 World Medicine owns & operates a primary & urgent care clinic centrally located in Las Vegas. Beginning operation in May 2010 as a multi-provider practice effective September 2013 the MD partner chose to convert into a single provider practice operating 4 days a week.

The practice has proven growth over the past 4 years. The current facilities and business were designed as an extended hour, multi-provider Primary & Urgent Care practice and would be best returned to that purpose. In addition 1 World Medicine has a lease option on a high traffic corner location next to the current clinic.

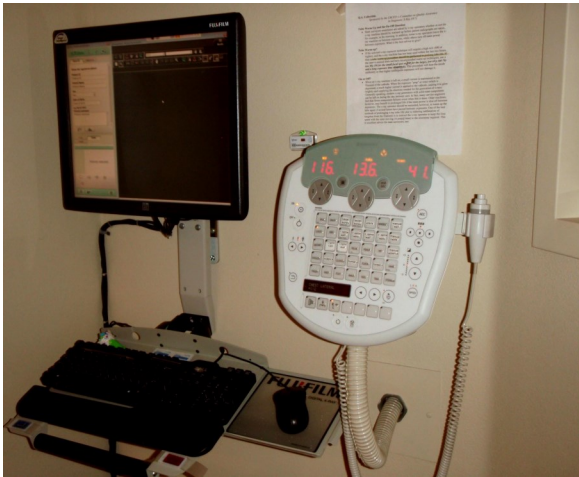
The MD partner seeks an exit path from his ownership and executive management positions for personal

reasons. ~~He is willing to stay on as an employee or fully exit after a time of transition.~~ Practice Management, nursing, and administrative staff are aware of this situation and desire continued employment.

This is an opportunity for a provider licensable in the State of NV to acquire an operating practice with a stable patient base and huge growth potential. ~~Other investors in the practice are flexible with selling or retaining ownership positions and~~ owner financing is available for purchase of the practice.

Alternatively it is an opportunity for a healthcare organization to acquire an operating practice with a licensed MD in place who is already credentialed with most insurers.

### Clinic Spaces



X-ray facilities



Two of the treatment rooms. All are wet.

6



Lab



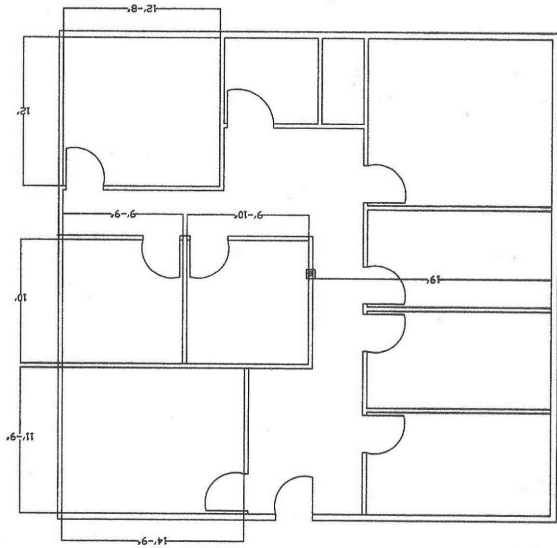
Reception



Hallway to treatment rooms



# Clinic Spaces



Floor Plan



Waiting Area

### Special points of interest:

- 4 treatment rooms ( 1 wet )
- reception area **3**
- 4 practitioner offices
- Break Room
- 2 month T.I. Allowance
- Access to Urgent Care Center
- Corner property with high traffic count
- Close proximity to Strip for tourist assistance
- 1/4 mile to Desert Inn Corridor
- Zoned M-2
- Bus Route 104 both N & S
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or therapy rooms

Sample Treatment rooms



## Incubator Offices Space



1. 4 Offices Available
2. Common Area :  
Waiting room  
Lunch Area  
Restroom with  
Shower
3. Ideal for complimentary  
medical modality,  
Personal injury attorney,  
Psychologist, etc.