



royal commercial corp

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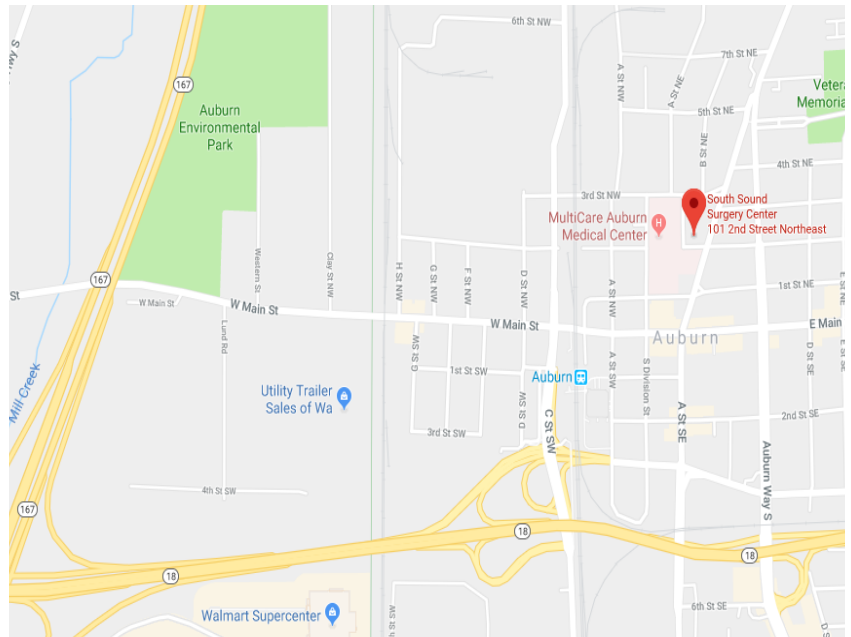
FOR SALE: SURGICAL CENTER w/two O.R.'s FOR SALE: Medical Practice & Clinic

101 2nd St. NE | Auburn, WA 98002



FEATURES

- ◆ **Status:** Medicare Certified ASC & Practice
- ◆ Two (2) Certified Operating Rooms / Turn-key
- ◆ Adjoining Clinic with 6 exam rooms, lab and office.
- ◆ **Location:** Adjacent to MultiCare Auburn Medical Center (Approximately 100 ft)
- ◆ **Parcel Number:** 049250-0215
- ◆ **Building Size:** 17,740 sqft including basement
- ◆ **Lot Size:** 25,242 sqft (per King Co. assessors office)
- ◆ **Parking:** 25 on property parking spaces
- ◆ **Zoning:** Downtown Urban Center (DCU)
- ◆ **Present Use:** Medical Clinic & Surgical Center
- ◆ Surgical "Practice" transferred separately
- ◆ **Compliant w/ all Medicare regulatory requirements and Medicare Certifications with two O.R.'s**
- ◆ Generator—60kW w/ auto transfer switch
- ◆ Feet away from Auburn Multi-Care. E.R.



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or sale conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. All information shall be verified by purchaser.



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Medical Clinic and ASC & Surgical Practice Offering in Auburn's medical district.

Rare Opportunity for Immediate Acquisition of a thriving Clinic / Practice and Medicare Certified Ambulatory Surgical Center and thriving surgical practice .



For more information, please contact:

Matthew J. Royal
matthew@royalcommercialcorp.com
425-952-4000



royal commercial Where Great People and Great Spaces Meet

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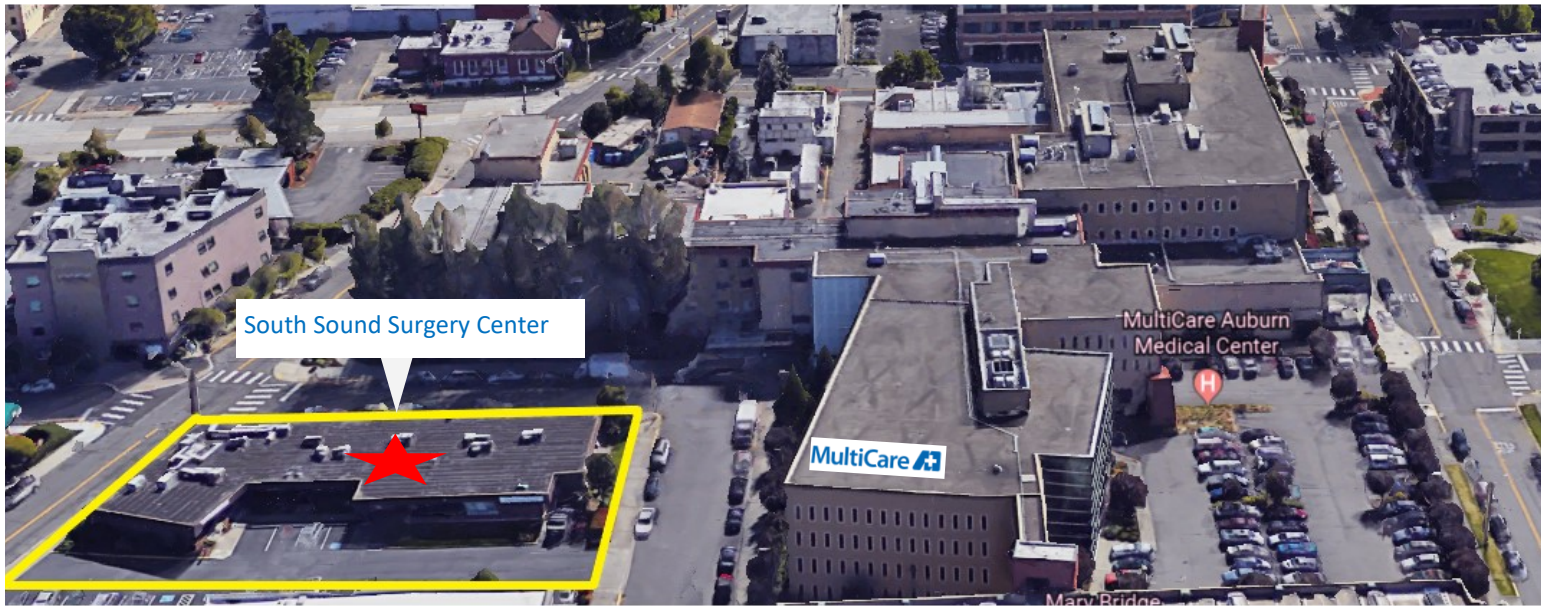
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THE LOCATION

South Sound Surgery Center is located in the heart of Auburn's medical district, on a busy corner lot. Highly visible frontage with great street appeal and exterior signage available. Exceptionally situated, the building is across the street from the MultiCare Auburn Medical Center, and approximately 28



THE SITE

South Sound Surgery Center is a single story stand-alone corner building on 25,242 sqft. The building has large windows, well groomed landscaping and currently has medical build-out. Excellent parking with 25 dedicated spaces. Overall building is 17,740 sqft: Medical Office 12,450 sqft, Storage Warehouse 5,290 sqft.



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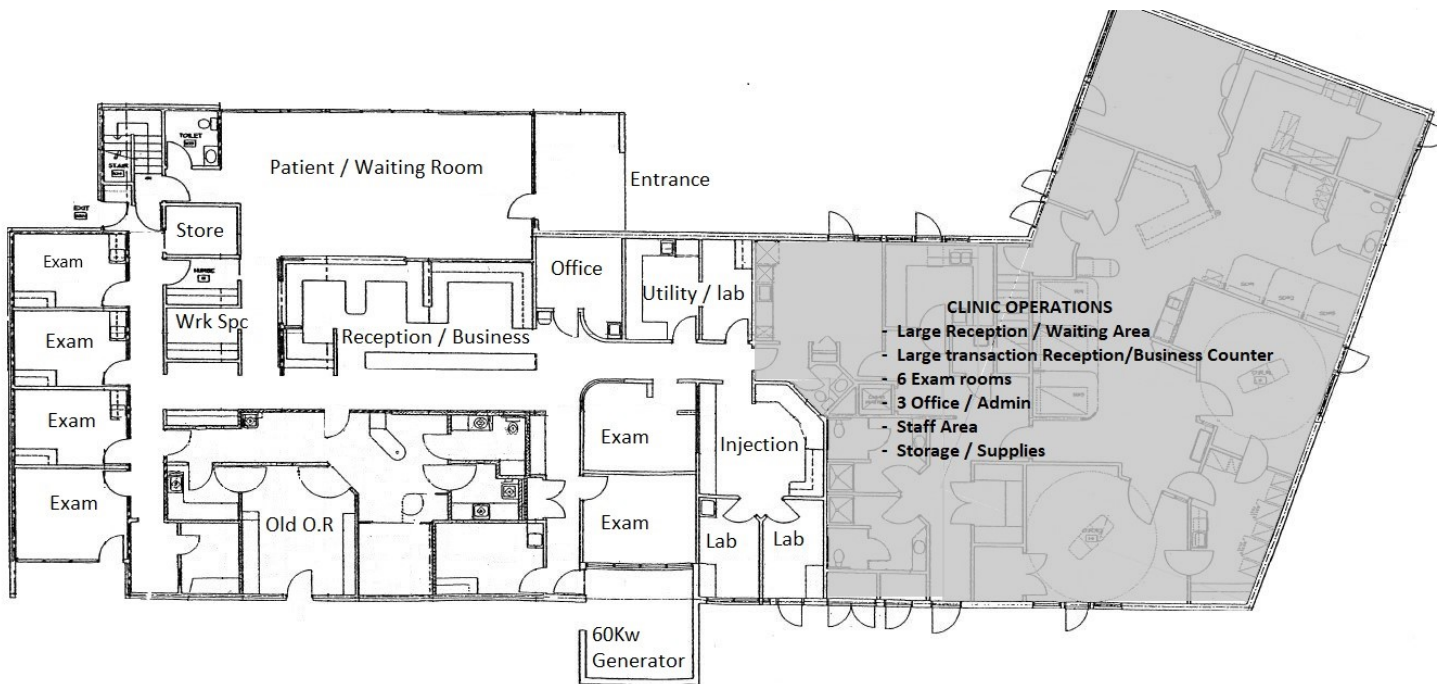
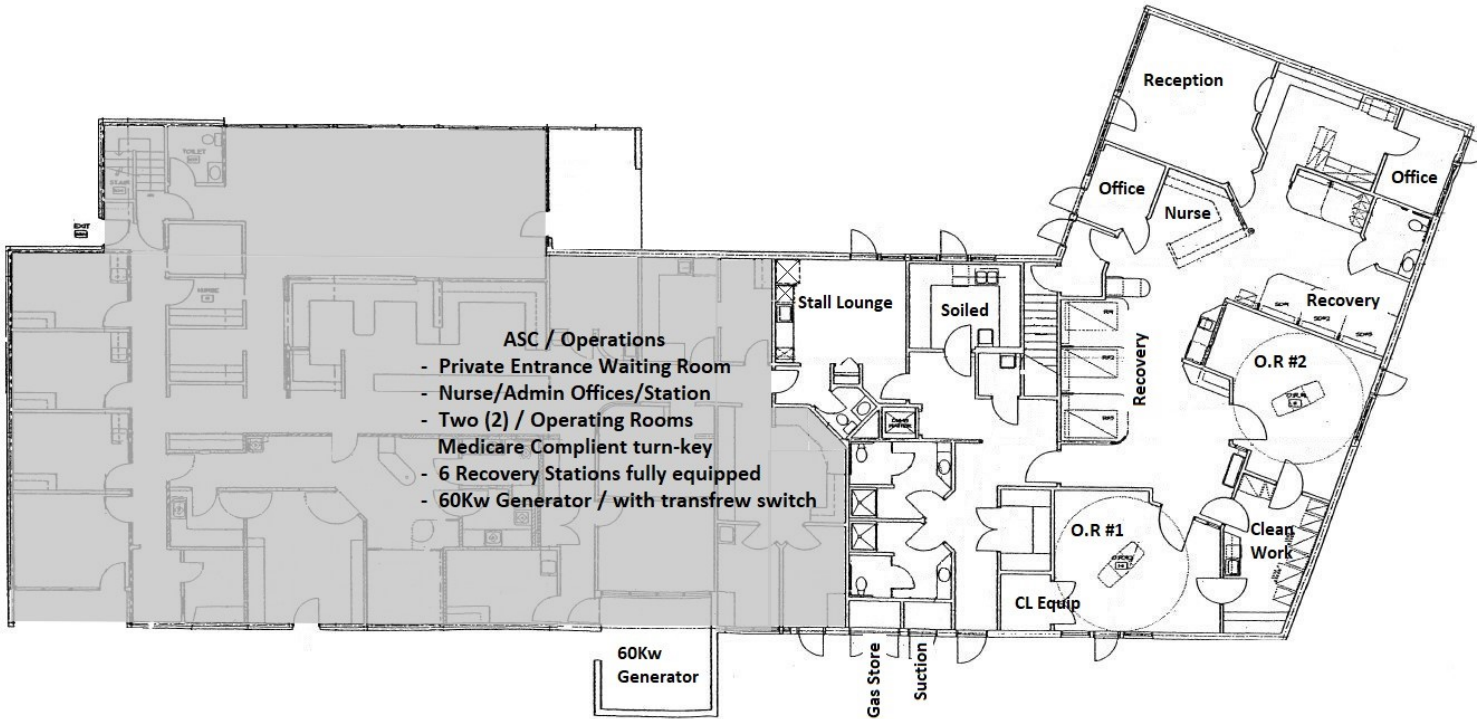


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Space Plan / Main Floor



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