

FOR SALE - SURGERY CENTER - MEDICAL OFFICE Near Major Hospitals



**COLDWELL BANKER
COMMERCIAL**
HARTUNG



2048 CENTRE POINTE LN
Tallahassee, FL 32308

PROPERTY DETAILS

- Sale Price:** \$1,300,000
- Building SF:** 6,867 SF +/-
- Built:** 2002
- Lot Size:** 0.95 Acres +/-
- Zoning:** DRI#2 Centre Pointe
- Parcel ID:** #1121330000180
- County:** Leon County
- Parking:** Ample parking 31 spaces
- ***Surgery Center renovation plans available***
 - ***Over \$100,000 spent***

Contact us for comprehensive fully permitted set of plans for a surgical facility meeting ACHA standards

HIGHLIGHTS

- Former Ambulatory Surgery Center (2 operating rooms)
- Well-built, in good condition with spacious floor plan
- Offices for Doctors/Staff and exam rooms
- Ample parking for Employees, Patients & Visitors
- 75kw natural gas Cat Generator
- Plumbed for Med Gas, Oxygen, Med Air

LOCATION

- Beautiful setting in NE Tallahassee, inside Capital Circle
- Located between Tallahassee's two major hospitals, HCA Florida Capital Hospital and Tallahassee Memorial HealthCare
- Proximity to major transportation routes
- Close to dining and retail amenities

JIM BROCKETT
Senior Advisor
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Coldwell Banker Commercial Hartung
3303 Thomasville Rd.
Tallahassee, FL 32308
850.386.6160 Office

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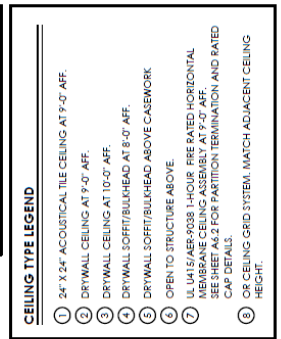
IMAGES



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$$1/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

[illegible]

SITE PLAN

$$1/16'' = 1'-0''$$

GIS MAP



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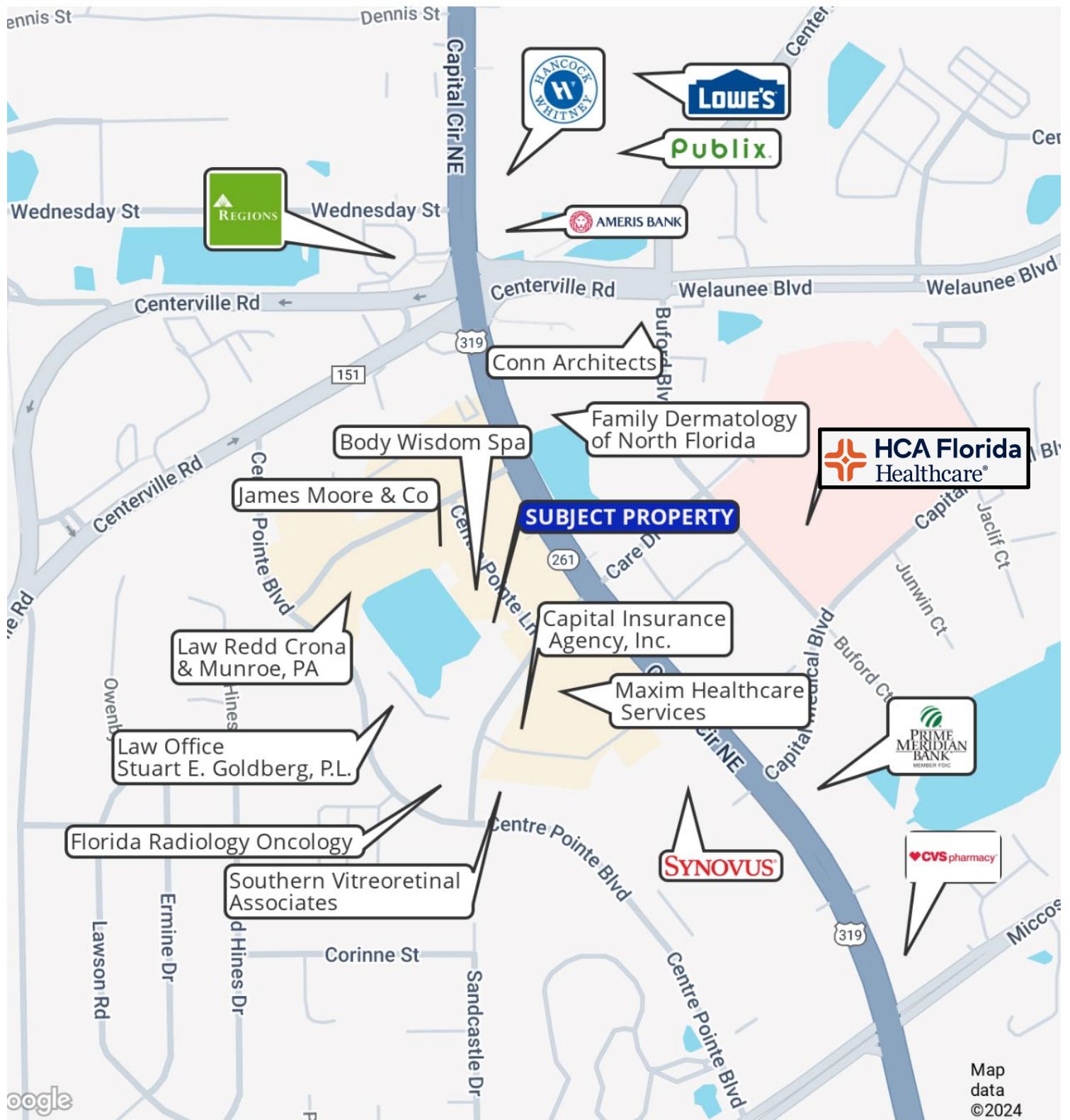
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BUSINESS LOCATOR MAP



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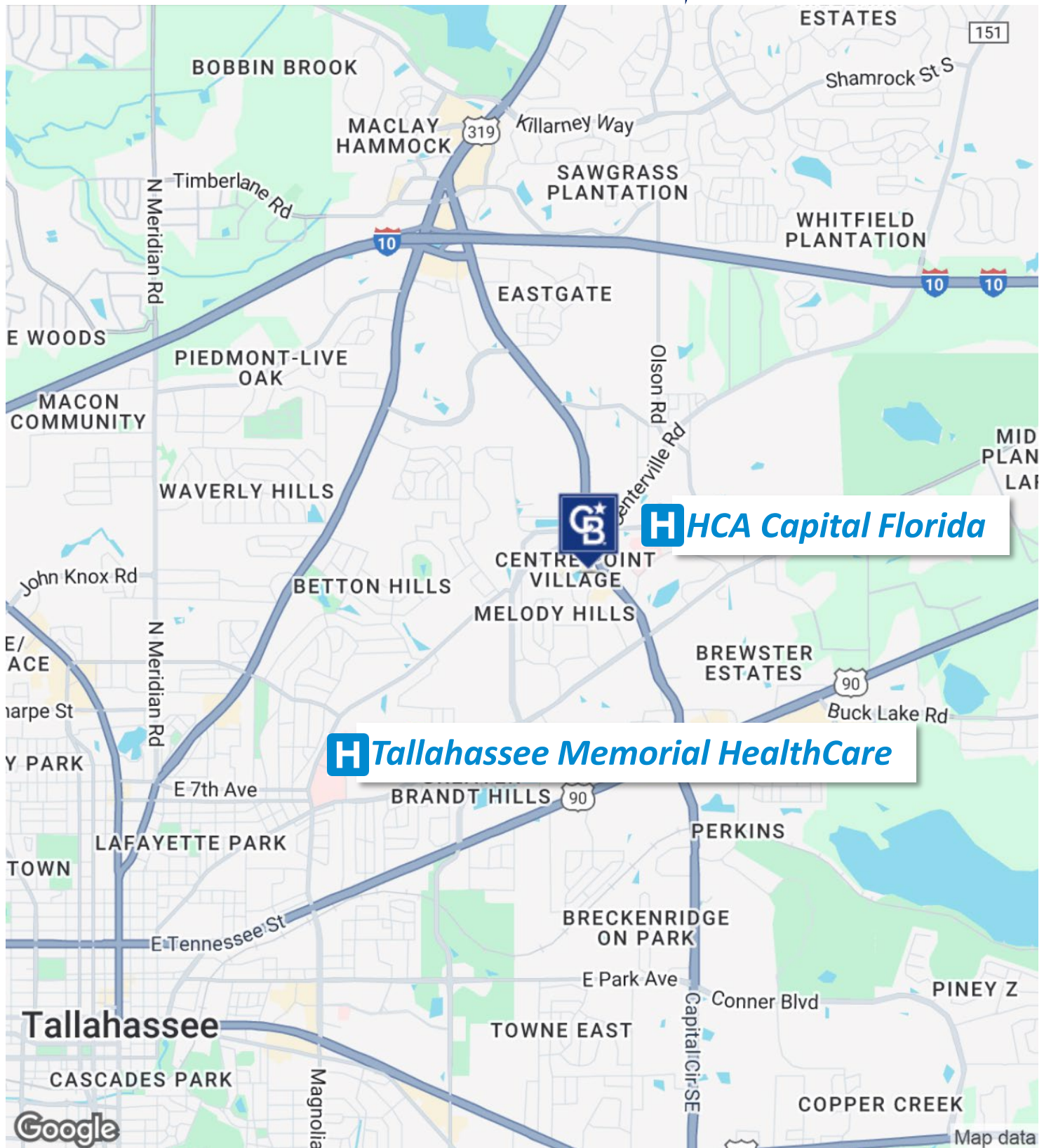
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LOCATION MAP



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