

AVAILABLE FOR SALE

Madera Surgery Center



For Additional Information
Please Contact:

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1015 West Yosemite Avenue - Madera, California

Newmark Grubb
Pearson Commercial

FRESNO OFFICE: 7480 N Palm Ave Suite 101 Fresno CA 93711, T 559.432.6200
VISALIA OFFICE: 3447 S Demaree St Visalia CA 93277, T 559.732.7300

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

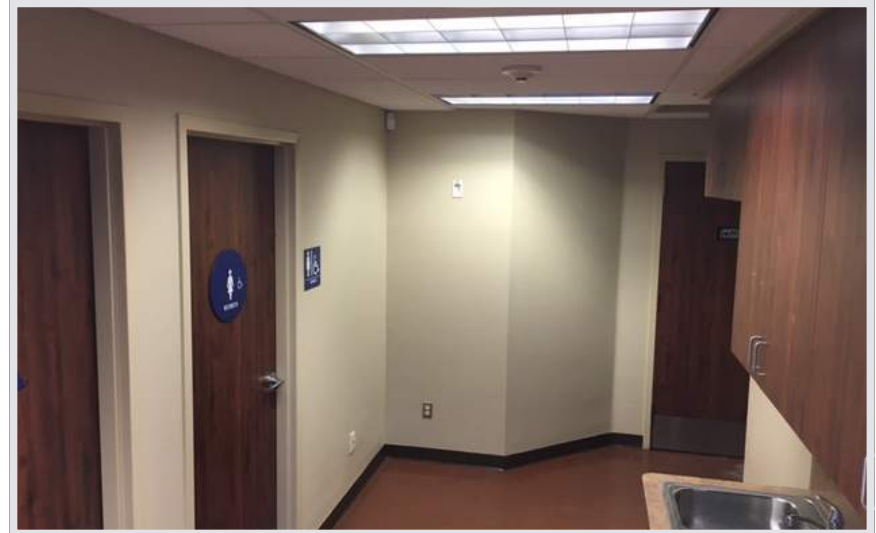
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1015 W. Yosemite Avenue - Madera, CA



PROPERTY INFORMATION

Property Size:	3,396± SF - Surgery Center
Sale Price:	\$895,000 (\$263.55 psf)
Term:	Cash to seller
Lot Size:	0.52± acres
Zoning:	Medical/Dental
Parking:	4:1,000; common



PROPERTY DESCRIPTION

The building is currently a licensed Medical Surgery Center. It consists of two surgery rooms with recovery rooms, full-sized restrooms with showers, business office, and waiting room.



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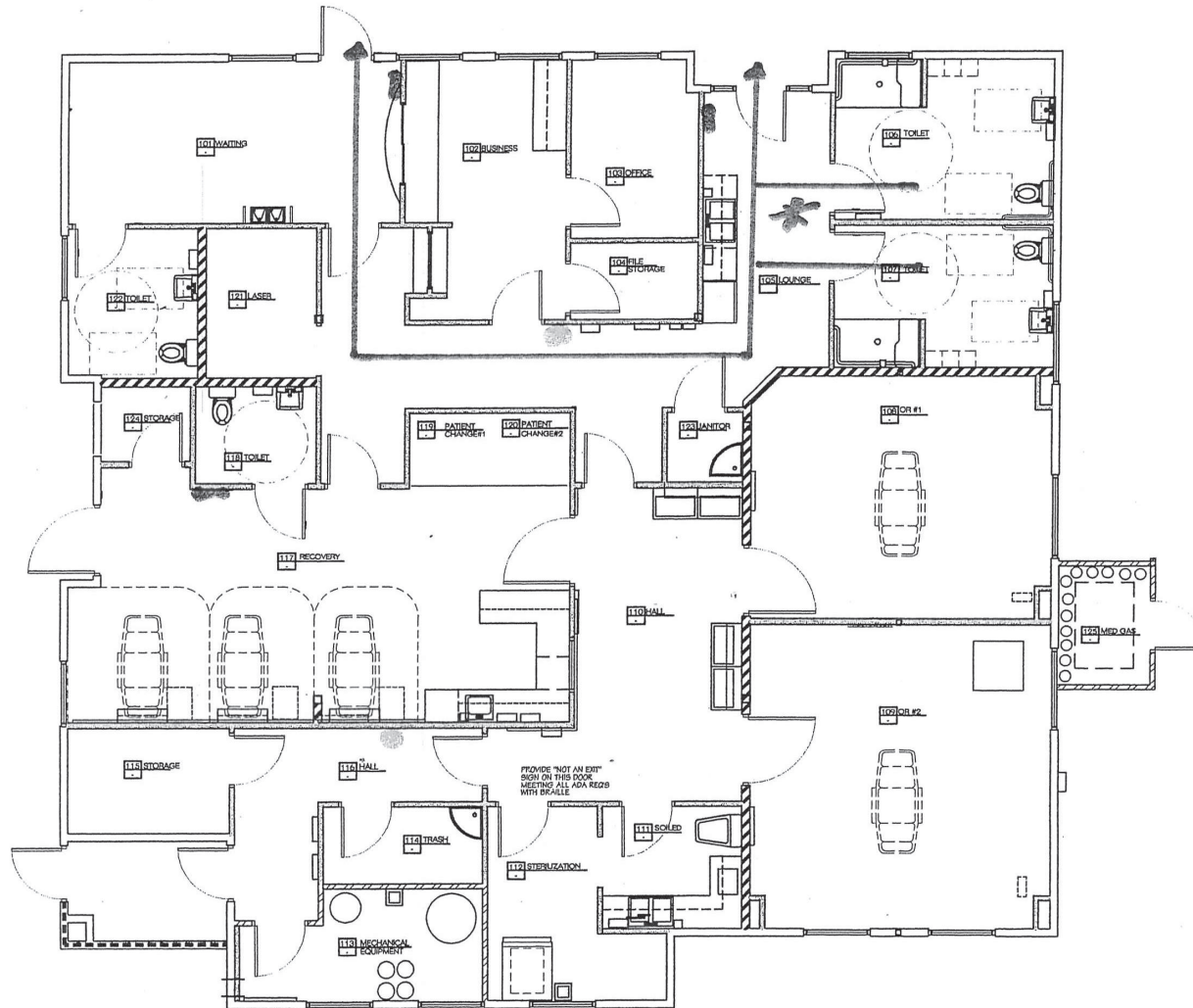
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FLOOR PLAN | 3,396± SF



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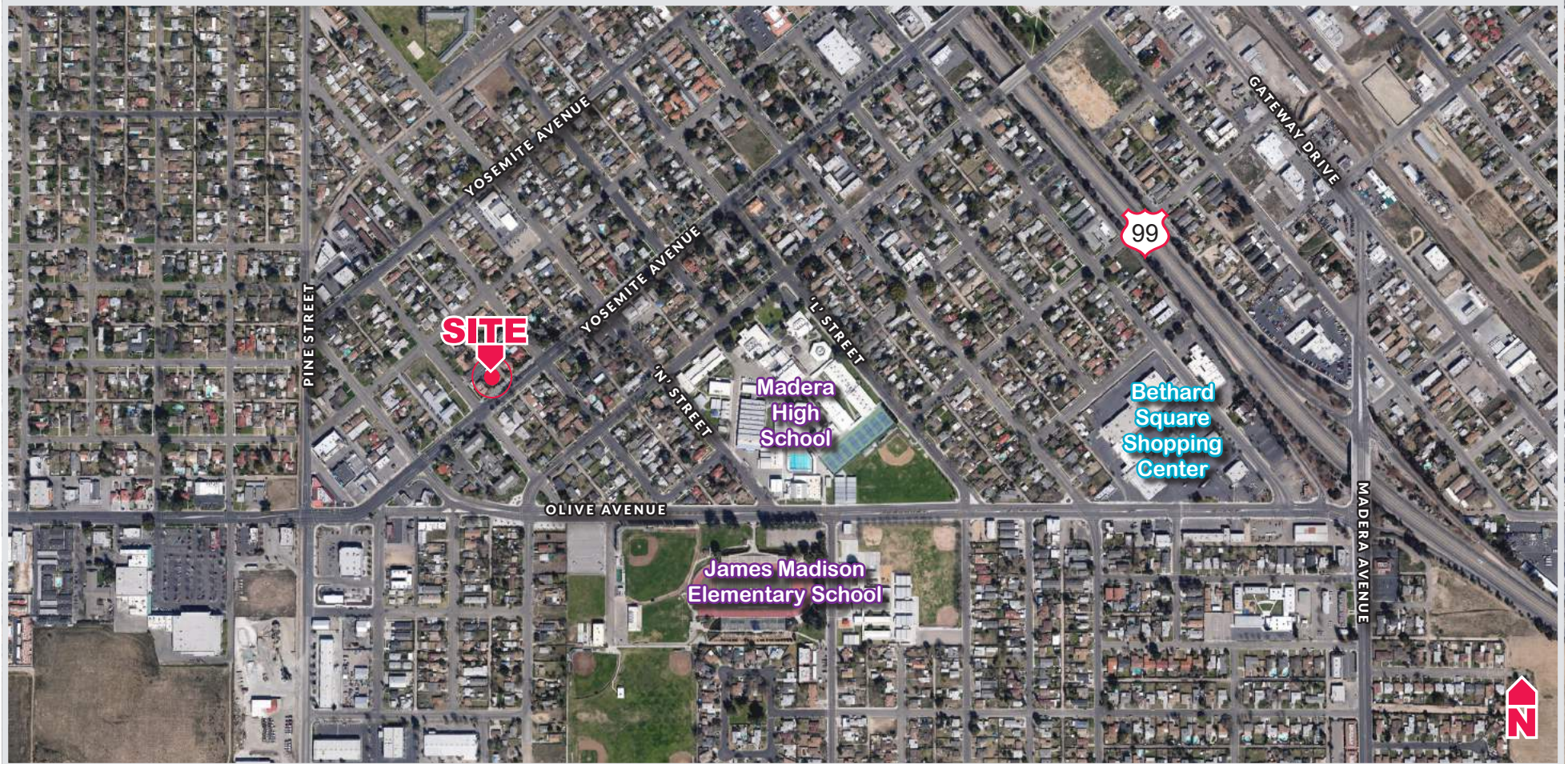
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