

FOR SALE OR LEASE

Tehachapi Surgery Center

20960 SAGE LANE, #A, TEHACHAPI, CA



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Property Information

20960 Sage Lane, #A, Tehachapi, CA

20960 Sage Lane is a 8,230 square foot highly improved medical office building. The building offers a 4,866 square foot fully licensed and operational surgery center, plus 3,364 square feet of medical clinic space.

The surgery center contains all required areas including reception, two (2) operating rooms, post-op, lockers, decontamination room, nurse stations, storage, prep room, sterilization room, etc.

The clinic space contains receptions, admin, lounge, x-ray, GI, restrooms, exam rooms, nursing stations, etc.

AVAILABLE

- > 8,230 square feet
- > APN: 416-060-33

LEASE / SALE PRICE

- > Lease: \$1.50/SF Modified Gross
- > Sale: \$1,750,000 (\$212/SF)

HIGHLIGHTS

- > Rare fully improved “turn key” Surgery Center
- > The sales price and lease rate includes all existing equipment and all trade fixtures including but not limited to gurneys, x-ray, table, lighting, sterile equipment, etc.
- > Seller reserves personal items including but not limited to art work, posters, bronzes, computers, and other privately owned items and personal effects



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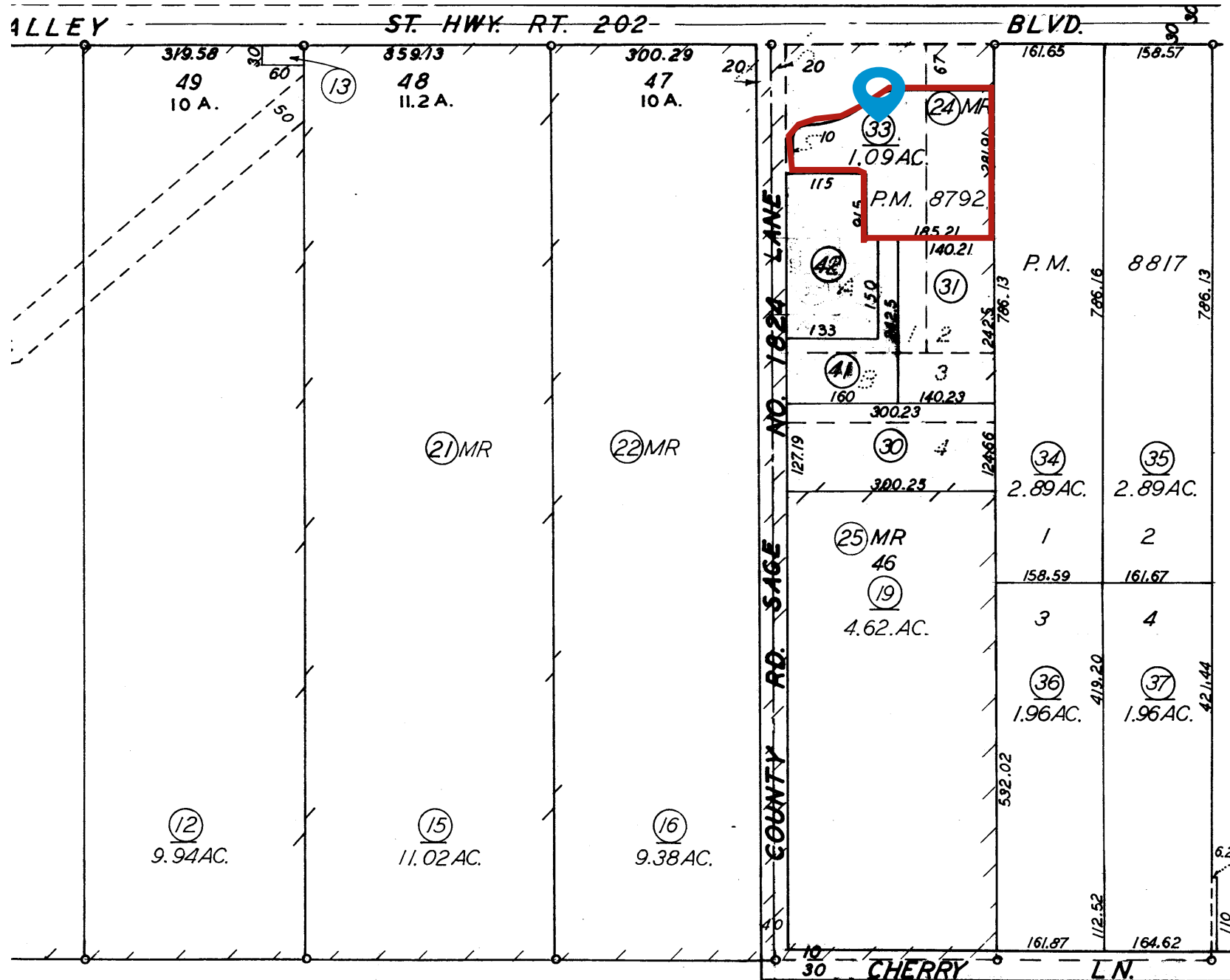
Floor Plan

20960 Sage Lane, #A, Tehachapi, CA



FLOOR PLAN NOT TO SCALE - FOR REFERENCE PURPOSES ONLY

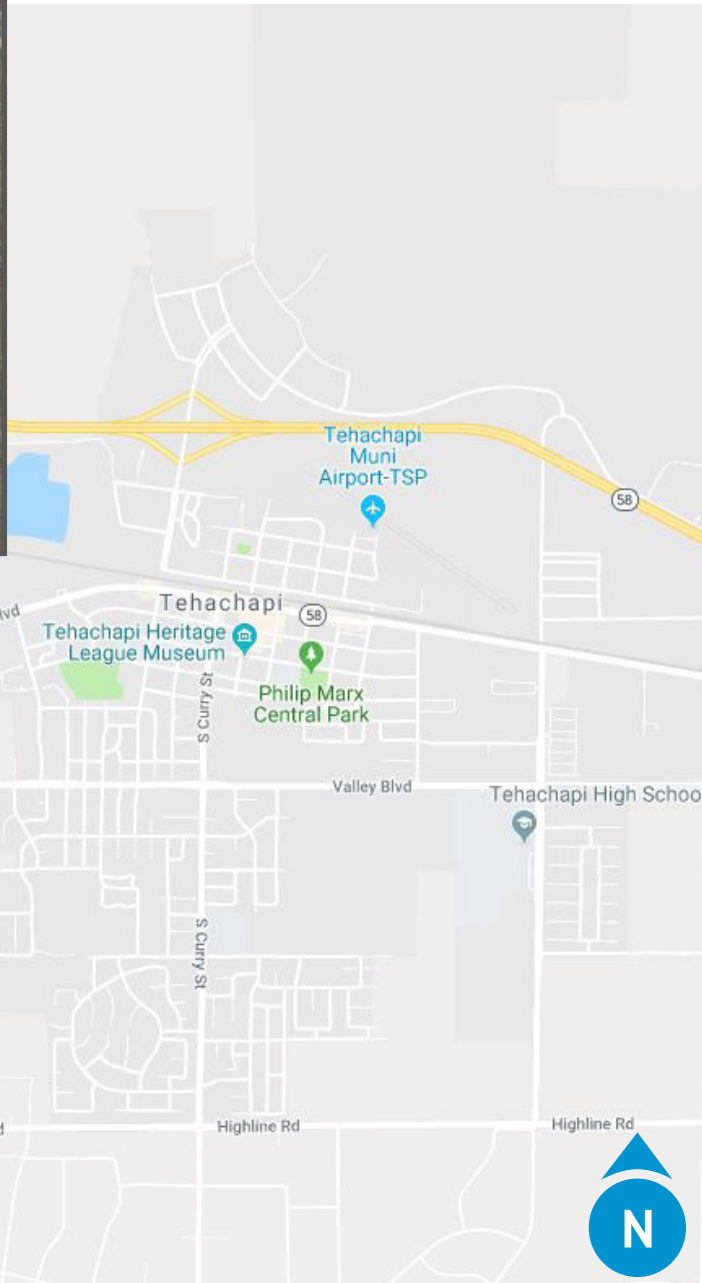
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Vicinity Map

20960 Sage Lane, #A, Tehachapi, CA



CONTACT US

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