## MEDICAL/DENTAL OFFICE BUILDING FOR SALE OR LEASE

# 496 EAST AVENUE, LINCOLN, CA 95648







### Robb Osborr

Executive Vice President DRE #01398696 (916) 789-3337 rosborne@gallellire.com

### **Brandon Sessions**

Senior Vice President DRE #01914432 (916) 789-3339 bsessions@gallellire.com

### annon Kuhn

Associate DRE #02079314 (916) 789-3333 kkuhn@gallellire.com

# **PROPERTY DETAILS**



- Available for Sale or Lease
- ± 1,500 SF Medical / Dental Office Building
- Fully improved with 4 operatories, lab space, reception space, waiting area, restrooms and storage
- Freestanding building located at the corner of East Ave and 5th St
- Located within an established residential neighborhood on a nice tree-lined street
- Dedicated private parking lot
- Lease Rate: \$3,500/Month NNN
- Purchase Price: \$875,000



\$875,000







## **PROPERTY IMAGES**



# CLICK TO WATCH WALKTHROUGH



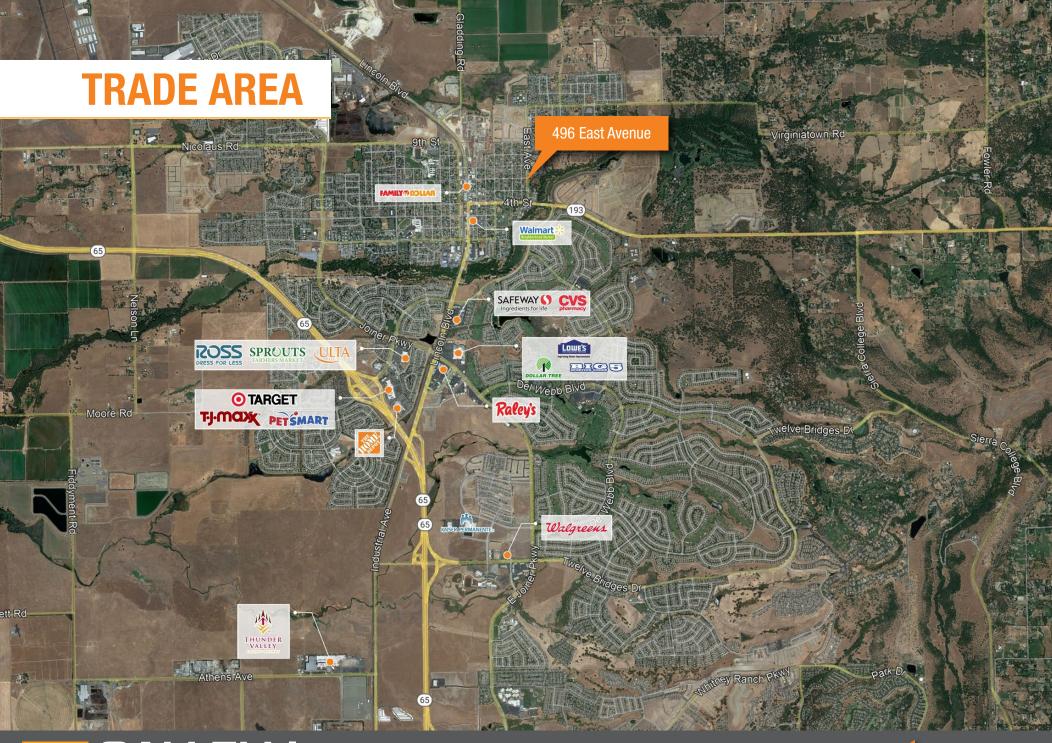








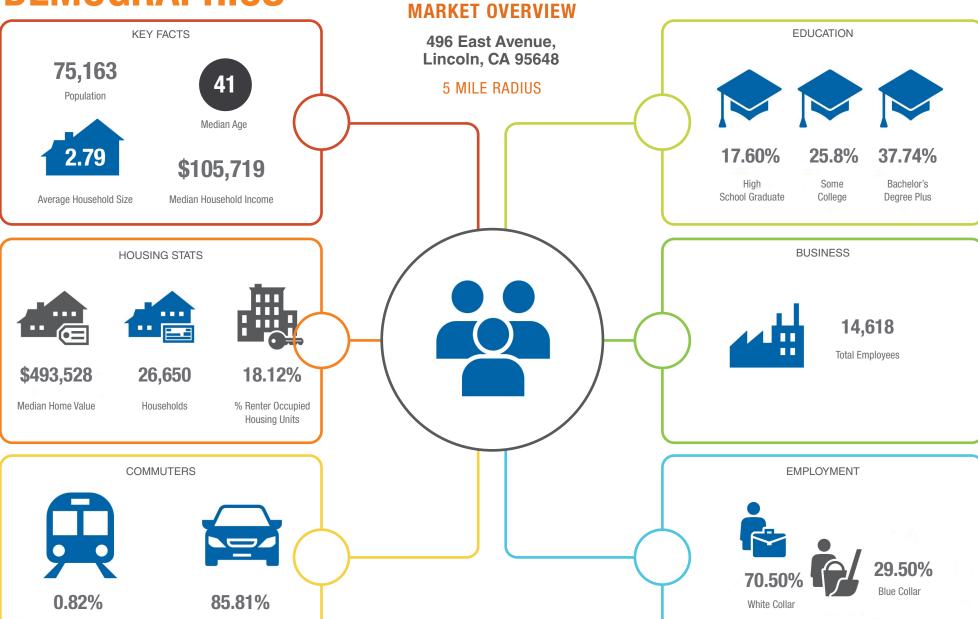








### **DEMOGRAPHICS**





Drove Alone to Work

**Used Public Transportation** 







**Executive Vice President** DRE #01398696 (916) 789-3337 rosborne@gallellire.com

Senior Vice President DRE #01914432 (916) 789-3339 bsessions@gallellire.com kkuhn@gallellire.com

Associate DRE #02079314 (916) 789-3333