

Dental Office & Business in Marina District FOR SALE

3309 Fillmore Street

(Between Lombard & Chestnut)

Offered at
\$2,575,000

Ideally located dental office and practice in the popular Marina District for sale!! **Extensive dental infrastructure ideal for a group of dentists or an individual.**

Please note, above listing price is for the purchase of the ground level commercial condominium only.

Property Highlights Include:

- Prime Marina Location
- Excellent Signage one door off Lombard St.
- Large Lobby with Marble Floors
- Two Private Offices
- Dental Work Area with 5 operatory spaces, laboratory and a sterilization station. All operatory spaces have air, water, vacuum and nitrous gas plumbing systems built in.
- Ability to add 3 more operatory spaces and plumbing for same.
- Walk-in Safe
- Cat 5 Cable Wiring for Stereo Throughout
- Fully Sprinklered Throughout



- LED Lights Throughout
- Built-in Air Conditioning & Heating System
- Monthly HOA dues: \$679.72**
- 2 ADA Bathrooms
- High Ceilings
- APN: 0491-029*
- Total Size: Approx. 3,265 sq. ft.**
- Ground Floor Space: Approx. 2,174 sq. ft.**
- Basement Level: Approx. 1,091 sq. ft.**
- Tax Records State Year Built is 1992
- Dental Practice, including F,F&E and Patient Book available for sale.

*Per MetroScan

**Per Owner. Seller and broker do not warrant square footage and ceiling height numbers.

CONTACT DAN MCGUE FOR MORE INFORMATION!

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The information contained herein has been obtained from sources we deem reliable but is not guaranteed.