

FOR SALE

# Dental/Medical Condo For Sale

1870 Avondale Avenue, Suite 5 | Sacramento, CA



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## Layout:

- Reception Area
- Physician Office
- Business Office
- Sterilization Room
- Panoramic Room- already set up for additional operator
- Three Primary Operatories
- Employee Breakroom
- Complete Laboratory- set up for additional operator
- Restroom

## Equipment included in sale:

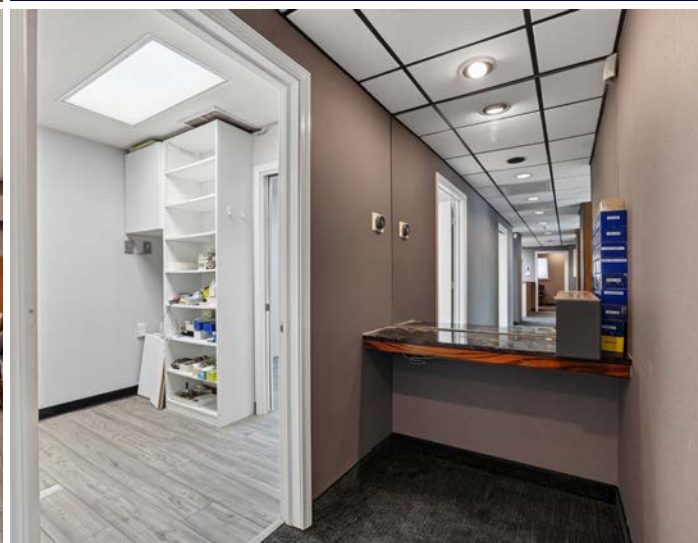
- Planmecca Pan
- Shick X-Ray
- Three Adec chairs
- Two Kavo Overhead Lights
- Sterilization
- Adec side and rear units
- Radiographic Equipment
- Metal Lab Benches and Cabinets
- Fumehood
- Two HVAC units

**\$465,000 (\$307/SF)**  
Asking Price

# Property overview

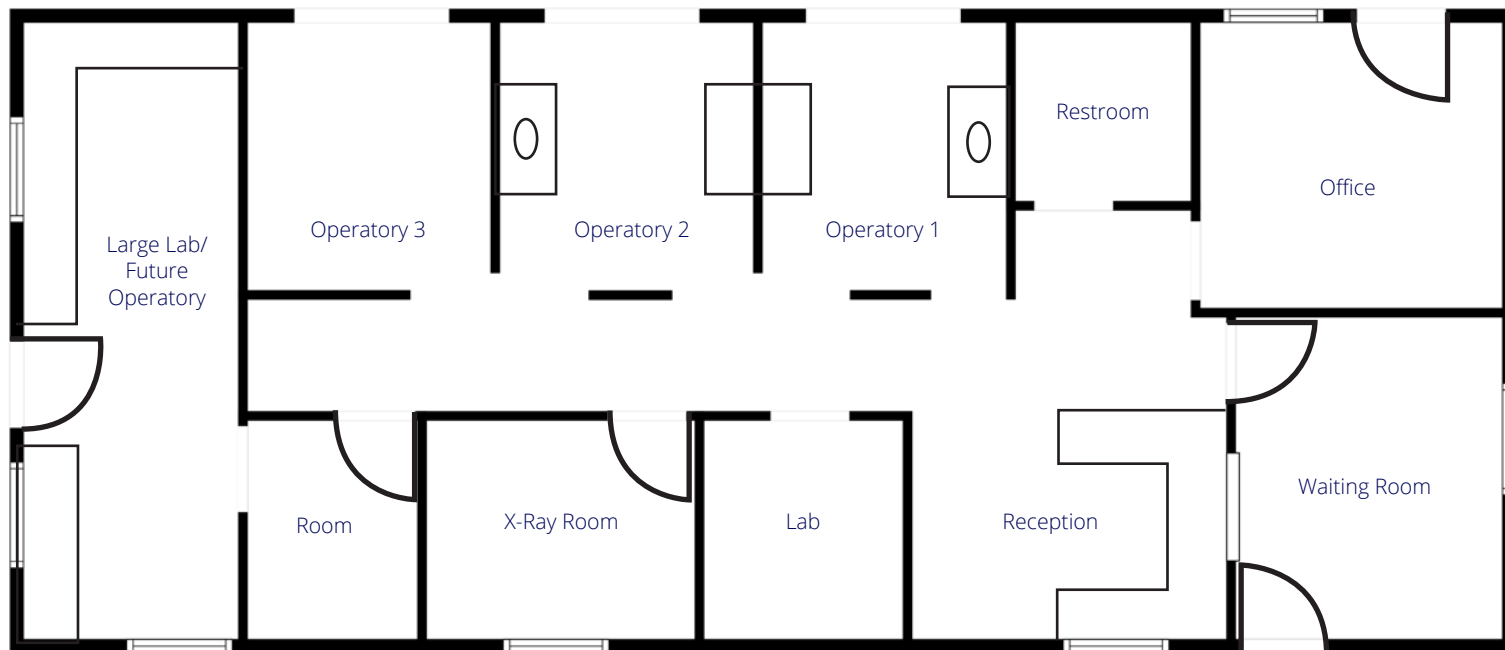
## Turn-key opportunity for healthcare professionals

This ±1,515 SF office condominium is situated within the established Arden Professional Center, offering an exceptional turn-key opportunity for medical professionals. Formerly operated as a prosthodontic office, the space comes equipped with existing specialized equipment in place, significantly reducing start-up or relocation costs. The property is supported by a \$300/month HOA fee that comprehensively covers water, trash, landscaping, and the complex's shared vacuum and compressor systems. Originally constructed in 1970, the building has been meticulously maintained and updated over the years, featuring a remodel in 1987, a roof replacement in 2018, and modern renovations completed in 2020.



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# Floorplan



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# Nearby amenities





## CONTACT US

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