

URGENT & PRIMARY CARE MEDICAL FACILITY

FOR SALE

OFFERED @ \$1,500,000



1501-1503 E. CALVADA BLVD., PAHRUMP 89048



HELICOPTER PAD



URGENT CARE ENTRANCE



Dianne M. Simmons, CCIM

Managing Director/Corporate Broker

(702) 349-9656

SimmonsCommercial@gmail.com

Lic # B.62156

GENERAL PROPERTY INFO

Situated on 3.83 acres - 70% paved
Total of 16,953 useable square feet
Additional developable parcel remaining

- 11,953 sf - Front building
- 5,000sf - Rear building
- Nye County APN# 042-041-35
- General commercial zoning (City of Pahrump)
- Helicopter pad
- Ample parking includes:
 - 80 +/- standard parking spaces
 - 5 handicapped spaces
- Ready for immediate occupancy
- Automatic sliding doors at both main entrances
- Porte-cochere covered emergency entrance
- Situated near other medical users
- Adjacent to Pahrump private helicopter company
- Front building is divided into urgent/emergency care and primary care. The two areas are connected by internal hallways with doors to make the spaces individual or use as all one space.

URGENT CARE/EMERGENCY HOSPITAL PHOTOS



URGENT CARE NURSES STATION



TRIAGE AREA



EXTRA WIDE HALLWAYS



FUNCTIONING X-RAY ROOM



OVERSIZED EXAM/OFFICE



ON-SITE LAB

URGENT CARE/EMERGENCY HOSPITAL

- Massive reception/nurse's monitoring station
- 7 treatment rooms, 2 with attached restrooms
- X-ray room
- on-site lab
- Doctor's office suite
- Kitchen and large breakroom
- Extra wide hallways
- Multiple storage areas
- Nurse's room behind nurse's station

1501-1503 E. CALVADA BLVD.

16,953 SF MEDICAL COMPLEX ON 3.83 ACRES



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PRIMARY CARE

- Separate entrance
- Automatic sliding doors
- 2 nurse's stations for check-in and check-out
- 9 exam rooms
- 3 doctor's offices
- small lab
- 2 public restrooms off of reception
- Consult room
- Can be separate from urgent care or connected to share services and staff



1501-1503 E. CALVADA BLVD.

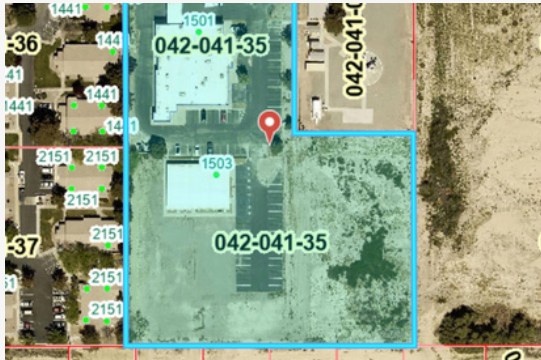
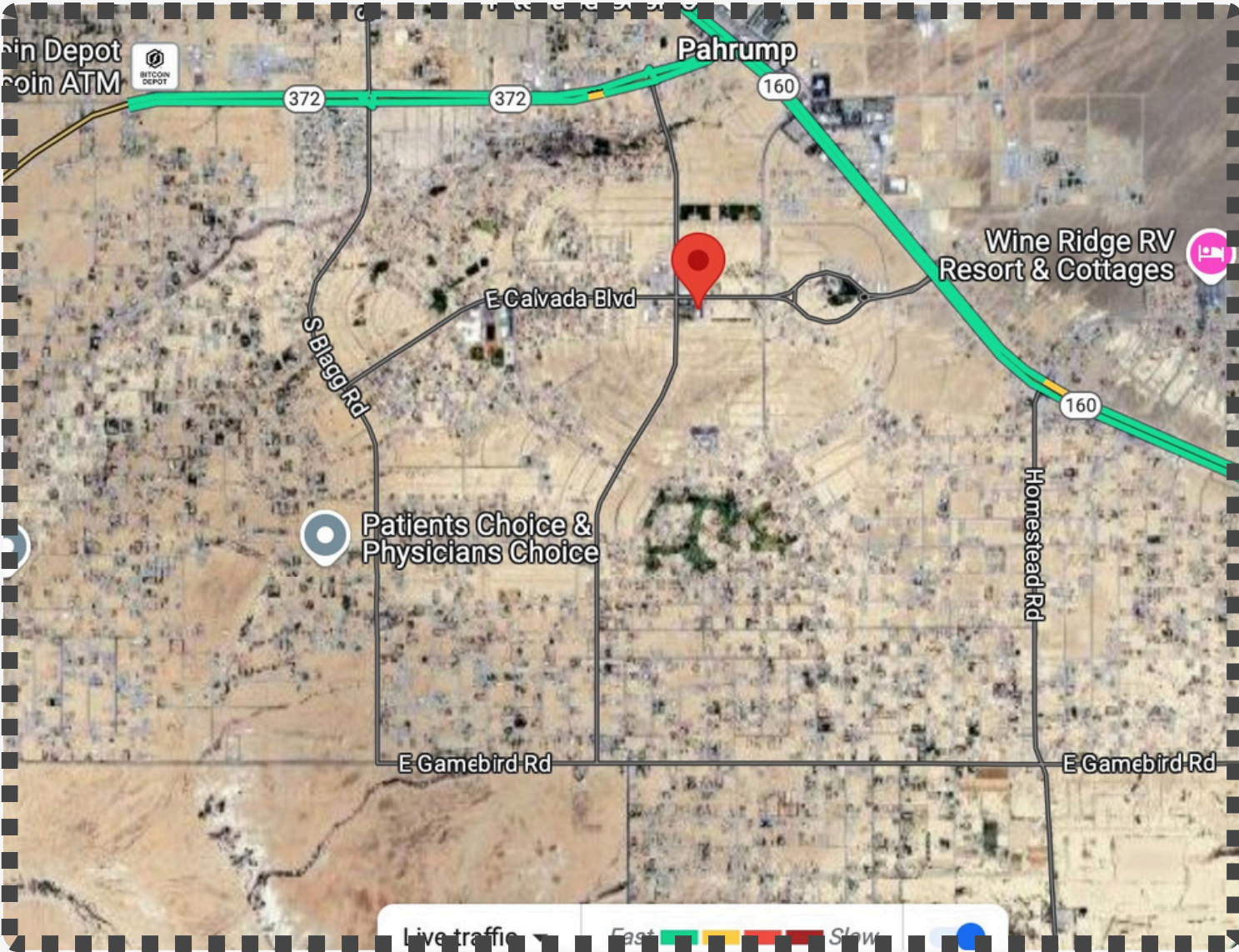
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PRIMARY CARE PHOTOS



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LOCATION INFORMATION



AERIAL VIEW



HELICOPTER PAD



UNDEVELOPED PORTION OF PARCEL

1501-1503 E. CALVADA BLVD.

16,953 SF MEDICAL COMPLEX ON 3.83 ACRES



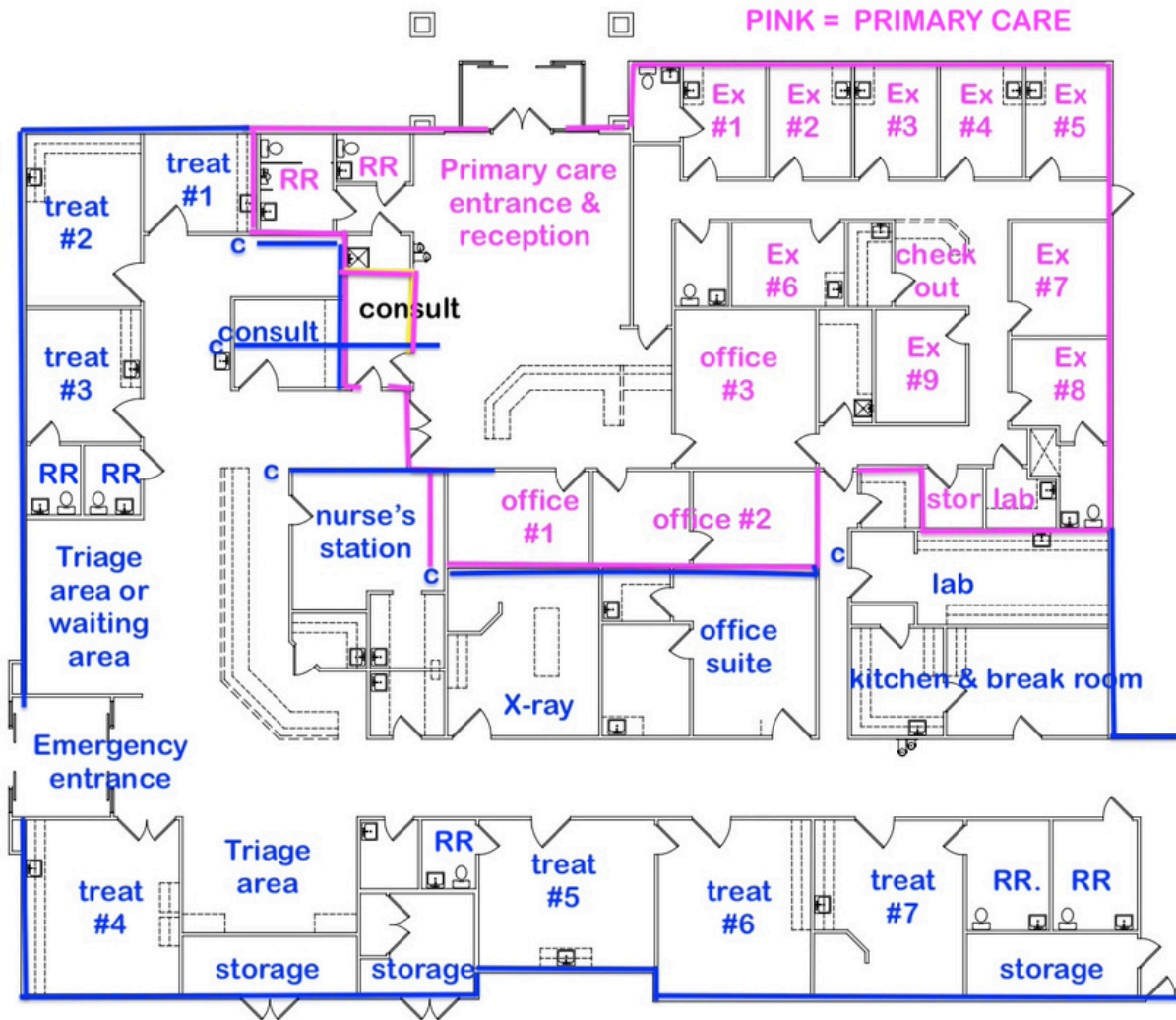
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11,953 SF

FLOOR PLAN - FRONT BUILDING

HELICOPTER PAD

CALVADA BLVD.



BLUE = EMERGENCY/URGENT CARE

DISCLAIMER: All measurements are estimates. Broker/buyer to verify all information

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16,953 SF MEDICAL COMPLEX ON 3.83 ACRES



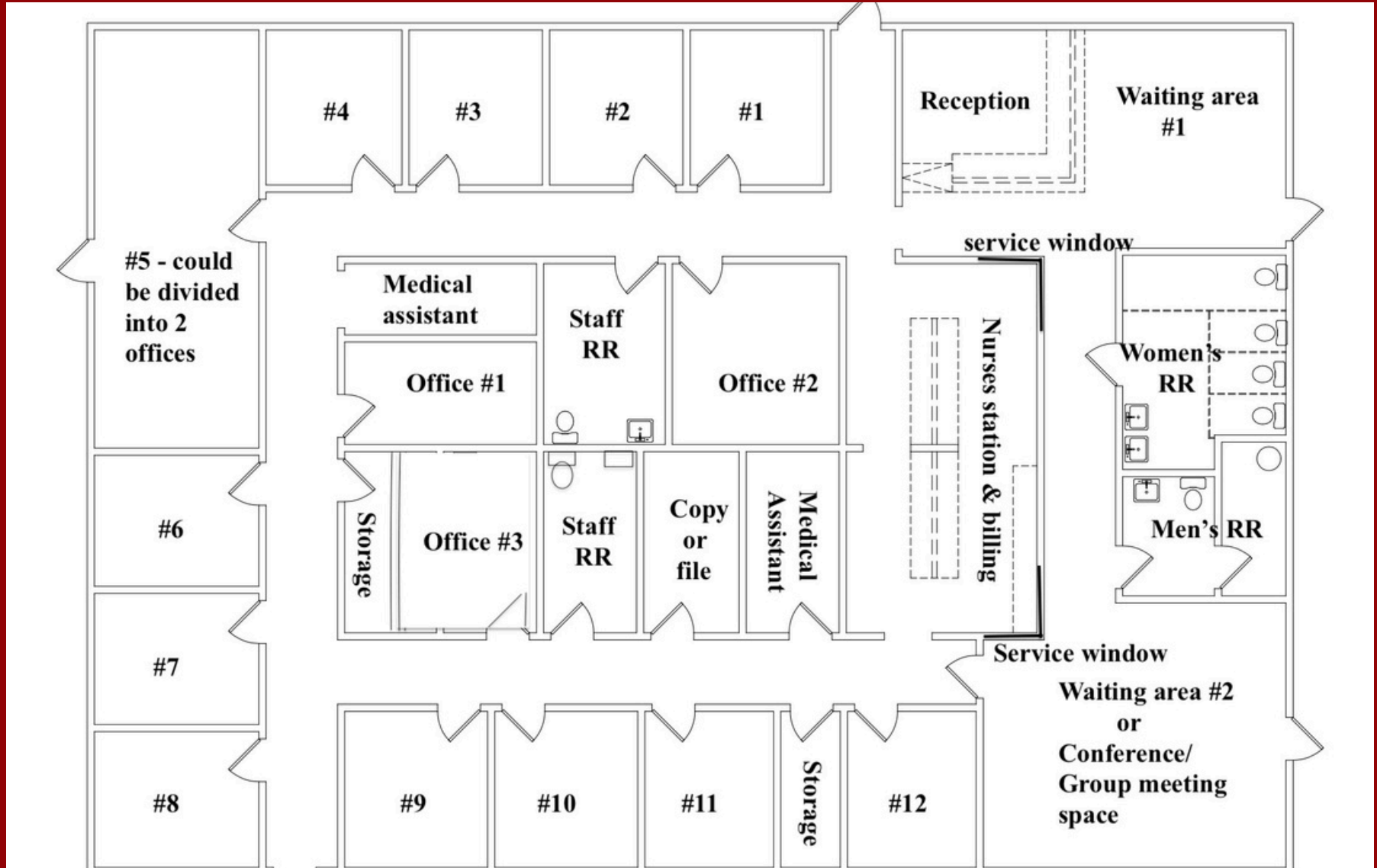
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5,000 SF

COULD SERVICE 2 PROVIDERS

FLOOR PLAN - BACK BUILDING



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