

Price Reduction

Medical Office Condo For Sale ±1,320 SF Turnkey Medical Suite | Ideal for Private Practice

3257 Professional Drive. Ste. B, Auburn, CA 95603

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Property **Highlights**

- » First Floor Office Condo
- » 3 fully equipped exam rooms with sinks and cabinetry
- » Spacious waiting room with reception window
- » Private doctor's office for consultations and admin
- » Abundant natural light throughout from large windows
- » Well-maintained professional building with double entry
- » Unique Atrium Common Area: Enter through a light-filled, atrium-style lobby featuring indoor trees, creating a calming, spa-like environment for patients and staff
- » Prime Location: Conveniently located in Auburn's professional medical corridor with easy access to Hwy 49, ample parking, and high visibility Move-in ready: Start seeing patients immediately
- » **Total Available:** ±1,320 SF

Price Reduction: \$345,000

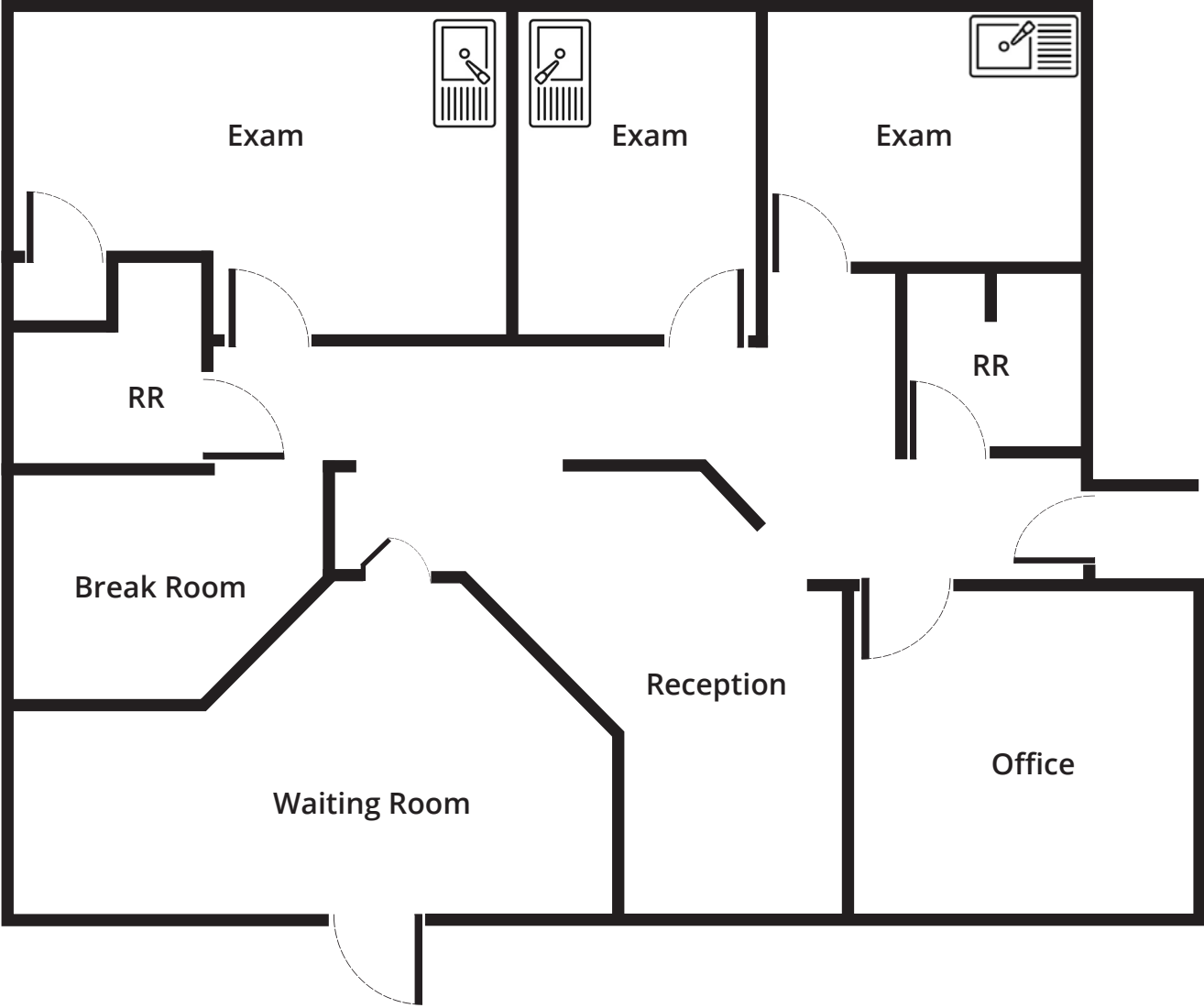


Property Photos

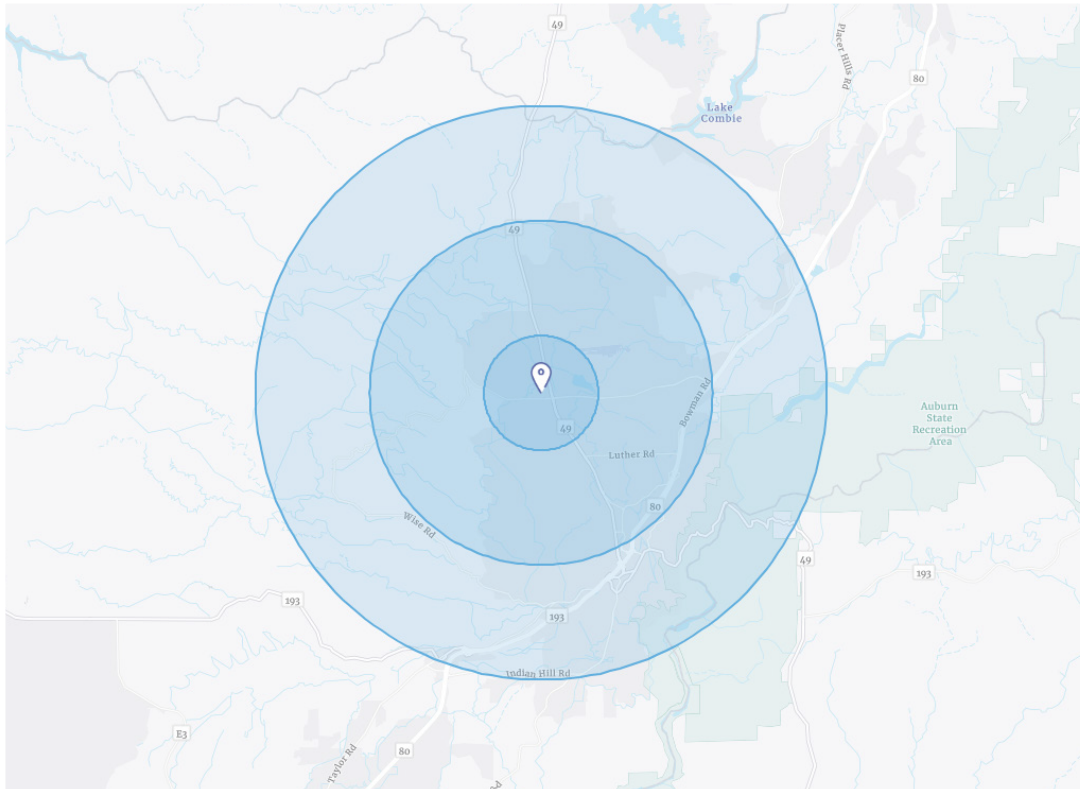


Floor Plan

3257 Professional Drive



Demographics Overview



	1-Mile	3-Mile	5-Mile
2025 Total Population	6,817	23,693	39,625
2025 Average Family Size	3.32	2.93	2.88
Average Age	44	47	49
Average Household Income	\$72,648	\$83,538	\$89,077
Average Household Size	2	2	2
Bachelor's Degree or Higher	22.8%	28.7%	32.7%
Median Home Value	\$544,333	\$669,842	\$726,366



Location Overview



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