



**COLDWELL BANKER
COMMERCIAL**

**BROKERS
OF THE VALLEY**

3020 Beard Road Napa, CA 94558

APN: 044-040-021-000



Two Suite Medical Office For Sale ~ \$1,295,000 Ready to Remodel/Adjust the Building as Desired

Free standing, two suite, medical building located near the Queen of the Valley Hospital (soon to be North Bay Hospital). On street frontage with good parking and handicapped access. Full basement, suites separately metered, served with independent HVAC systems and efficient floor plan options.

**±2,748 SF Building ~ ±1,374 SF Each Suite ~ ±17,860 SF Lot (0.41 Acres)
Zoning: Medical Office (OM)**



Michael Moffett

License #00946472

707.479.1976

mmoffett@cbnapavalley.com

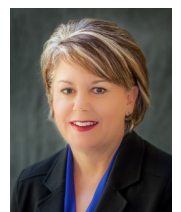
1775 Lincoln Ave.
Napa, CA 94558

Cathy D'AngeloHolmes

License #01355085

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PHOTOS ~ SUITE A



Waiting Room



Reception



Lab/Staff Area



One of Four Exam Rooms



Second of Four Exam rooms



Kitchenette



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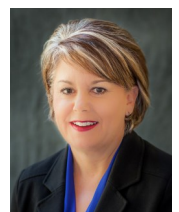
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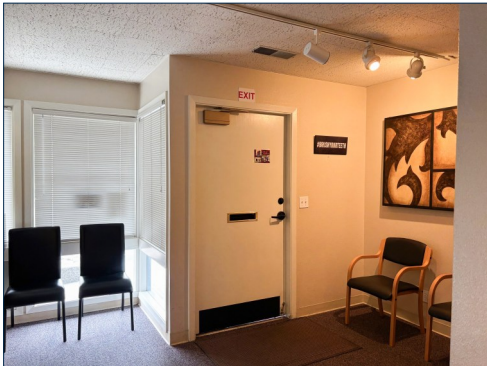
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PHOTOS ~ SUITE B



< Waiting Room



Reception >



< Open Dental Operatory/
Stations (4)



Breakroom >



< Dental Lab



Separate Operatory >



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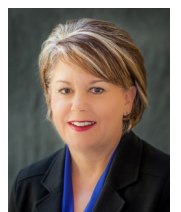
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BASEMENT



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