

DENTAL / MEDICAL OFFICE FOR SALE

1731 W. ROMNEYA DRIVE | ANAHEIM, CA 92801

Owner-User Opportunity • Existing Dental Build-Out • Ample Parking

Next Commercial

$700,000

±1,308 SF	DENTAL / MEDICAL	$412.80 / MO
BUILDING / LOT SIZE	PROFESSIONAL OFFICE	HOA DUES

Located within the Martin Luther Medical Center. Currently configured for dental use and adaptable for medical and healthcare professionals, subject to applicable zoning, licensing and governmental approvals.

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PROPERTY OVERVIEW

1731 W. Romneya Drive • Anaheim, CA 92801

OWNER-USER DENTAL / MEDICAL OPPORTUNITY

We are pleased to present 1731 W. Romneya Drive, a dental/medical office condominium for sale within the Martin Luther Medical Center. The approximately 1,308-square-foot suite features an existing dental build-out with a functional clinical layout, reception and recently renovated lobby, treatment rooms, laboratory/work areas and two restrooms. The suite may also accommodate a variety of medical and healthcare professionals, subject to applicable approvals.

OFFERING PRICE	**$700,000**	**BUILDING / LOT SIZE**	±1,308 SF
CURRENT USE	Dental Office	**PROPERTY TYPE**	Dental / Medical Office
HOA DUES	$412.80 / month	**ANNUAL PROPERTY TAX**	$7,453.74
ELECTRICITY	$113.80 / month	**WATER / WASTEWATER**	$80.00 / $34.12 monthly
PARKING	Ample shared surface parking	**BUSINESS**	Practice / equipment available separately

EXISTING CONFIGURATION

Reception / lobby • Front desk • Laboratory / work area • Three treatment rooms • Large rear office • Two restrooms

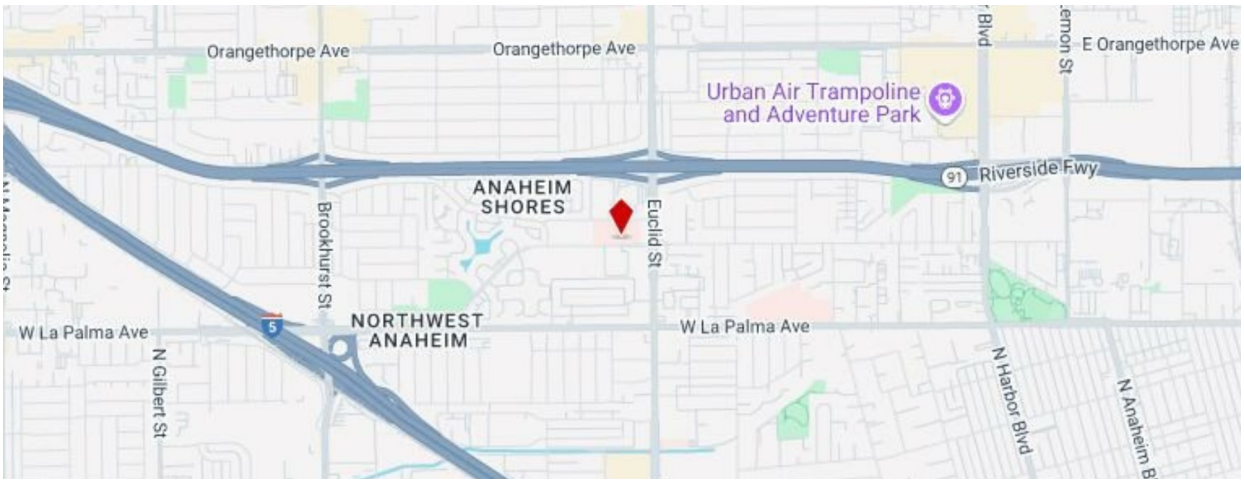






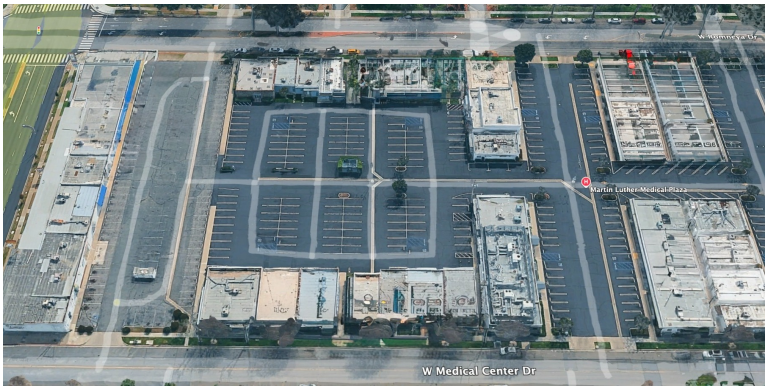


LOCATION & CONNECTIVITY



CENTRAL NORTH ANAHEIM LOCATION

Convenient access to SR-91 and I-5 with proximity to Euclid Street, La Palma Avenue and Orangethorpe Avenue.



AMPLE PARKING

Ample shared surface parking throughout the medical center complex.

TRANSPORTATION

BUS

Euclid-Medical Center 0.2 mi
Euclid-Romneya 0.3 mi
Euclid-La Palma 0.4 mi

COMMUTER RAIL

Fullerton Amtrak 2.5 mi
Buena Park Metrolink 4.4 mi

AIRPORT John Wayne / SNA 15.8 mi

DUE DILIGENCE & USE VERIFICATION

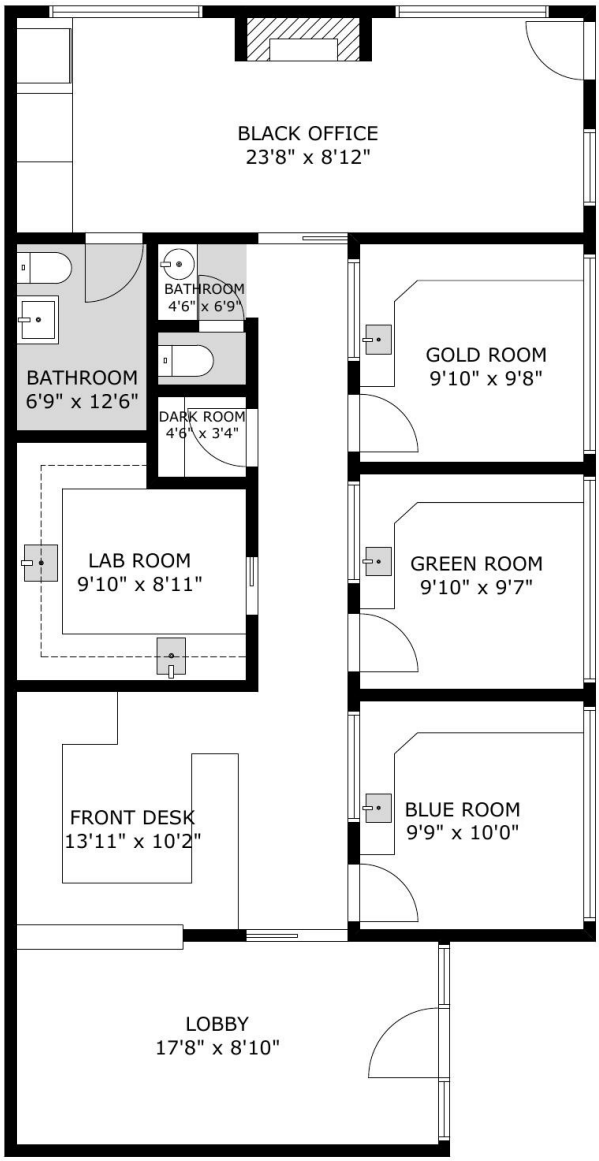
Prospective purchasers should independently verify zoning, permitted medical or professional uses, tenant improvements, licensing, permits and other requirements with the City of Anaheim Planning & Building Department and other applicable authorities.

CITY OF ANAHEIM PLANNING & BUILDING

anaheim.net/490/Planning-Building

FLOOR PLAN & 3D TOUR

1731 W. Romneya Drive • Anaheim, CA 92801



EXPLORE IN 3D

SCAN TO TOUR

Interactive virtual walkthrough

PLAN HIGHLIGHTS

- Reception / lobby
- Front desk
- Laboratory / work area
- 3 treatment rooms
- Large rear office
- 2 restrooms

Floor plan, room labels, size and dimensions are approximate. Buyer to independently verify.



Next Commercial

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