



# BAY'S ELITE INVESTMENTS

Multifamily and Commercial Property Advisory Services

Exclusive Dental/Medical Building Offering

735 Alhambra Ave, Martinez

OFFERED AT: \$798,000



Over 19 Years of Exclusive Multifamily & Commercial Brokerage

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## Property Description

- > **Super Clean and Very Well-Maintained Dental/Medical Office Building in the Downtown Location of Martinez**
- > **The 1428 Square Feet Office Features 4 Operatory Rooms, A Waiting Room, A Dentist Office, 2 Bathrooms, The Reception Desk, Two Labs and a Utility Closet.**
- > **There is 4 Dental Chairs in Place along with A X-Ray Machine and all Equipment Needed for a General Practitioner or A Specialist. Alternatively the Space Could be Utilized by a Medical Doctor or a Medical Professional.**
- > **The Parking Lot is Ideal for Office Staff and it's Secured by a Gate. The lot could potentially accommodate 5-6 cars.**
- > **The Property has a 86 Walk Score and it's walking distance to multitudes of Restaurants, Bars, Parks, Shopping, Entertainment, Groceries and Coffee Shops.**



The Karbassi Group is excited to present to a general dentist, a dental specialist or a medical doctor or the like the opportunity to acquire a very unique and well-positioned office in the heart of City of Martinez. The property can also be simply converted back to a single family home and used as such. The property measures about 1428 square feet of floor space and it features 4 operatories, 2 labs, 2 bathrooms (1 ADA Compliant), 1 office, 1 waiting room and 1 reception.

The parking lot is great for the dental staff and it's gated and secure.

The office is equipped with dental chairs and various other dental equipment which could be used by a dentist or a dental specialist.

The property is ideal for a dentist who wishes to expand into a new area or a new dentist who's just starting fresh out of dental school. It is also ideal for any health care professional in the medical field.

The fantastic location of the property with a 86 walk score makes it accessible to many bars and restaurants and grocery shops within minutes on foot. The building is ideally located 5 minutes from the highway 4 corridor.



## Offering Summary

<b>Offering Price</b>	<b>\$798,000</b>
Ideal For	Owner-User/Investor
Loan Type	SBA
Interest Rate	TBD
Amortization	TBD
Program	TBD
<b>Building Square Feet</b>	<b>1428</b>
Price per Square Feet	\$612



## About Martinez

Established in 1876, Martinez is the County seat of Contra Costa County. It is located along the Sacramento and San Joaquin rivers in the central part of the County. The City's roots can be traced to the late 1840's, when it served as a ferryboat transit point across the Carquinez straits on the way to the gold fields. By the time of its incorporation, Martinez had evolved into one of the area's most significant trading posts and shipping ports. Today, the City covers 12.5 square miles and has approximately 36,700 residents. As one of California's first towns, Martinez retains a strong sense of history and family. The renowned naturalist John Muir made Martinez his home for nearly a quarter of a century and in 1914, the year of Muir's passing, the legendary baseball great Joe DiMaggio was born here. One of the unique aspects of Martinez is its architecture. Many of the downtown shops still retain their early 20th Century look and charm, with some homes dating back more than 125 years.

Respecting its past but with an eye to the future, Martinez has modernized both its infrastructure and its downtown. The City opened an award-winning Intermodal Facility in 2001 that has become a popular stop along the Amtrak line. It also completed a major restoration of Alhambra Creek that beautifies the downtown and controls flooding, and has embarked on a program to make Martinez a cultural-historical attraction as the home of the John Muir Festival Center. An outdoor amphitheater is the first realization of this long-term program.

Martinez citizens of all ages continue to enjoy the outdoors. With 16 City parks and a Marina, there are plenty of recreational opportunities available to the public. The waterfront's top-flight bocce ball courts are host to the nation's largest bocce federation. Next door, the recently completed 10,000 square foot Skate Park offers an attraction for the youth of the entire region.

We welcome you to visit our City and see for yourself all that Martinez has to offer!

Did you know Martinez has a Sister City in Scotland?  
John Muir's Birthplace, Dunbar Scotland United Kingdom

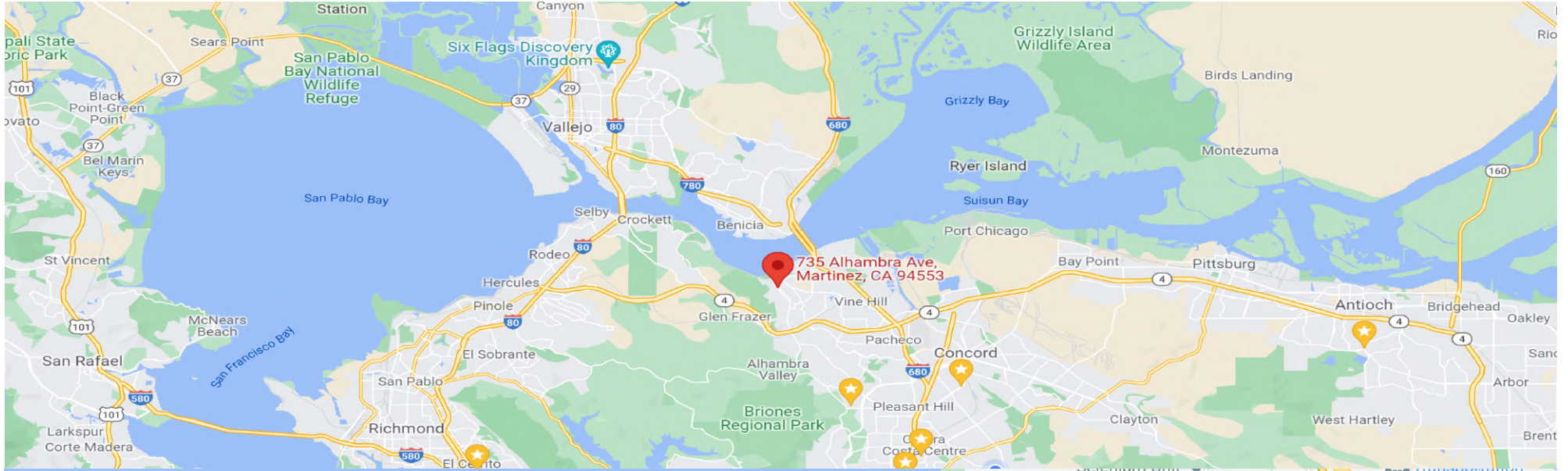
\*Source: <https://www.cityofmartinez.org/about/default.asp>



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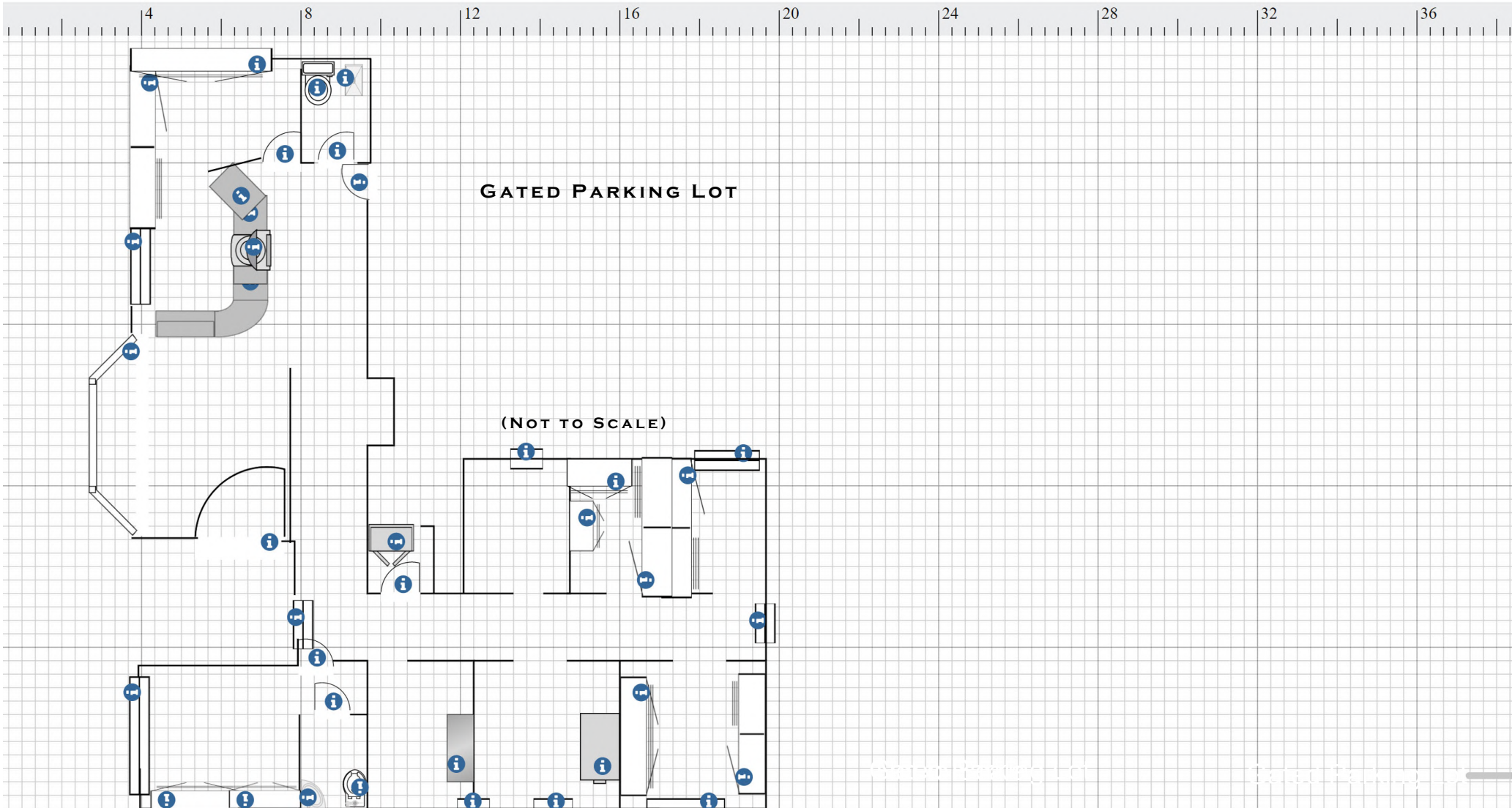
## Location Overview



735 Alhambra Ave, Martinez



# Floorplan





## Photographs





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## Photographs







## Photographs





## Photographs





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