

Rare investment opportunity!



2021 DEMOGRAPHICS

Trade Area



Population

145,353



Employees

48,554



Median Household Income

\$65,674

SINGLE-TENANT SURGERY CENTER

Washington Surgery Center | 16 Chamber Drive | Washington, Missouri 63090

Sale Price: \$2,051,282

PROPERTY DETAILS

5,200 SF building

Built in 2005

Certified Ambulatory Surgery Center (ASC)

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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

Investment Highlights

- Washington Surgery Center (WSC) has successfully operated here for 16 years and is continuing under new ownership.
- Midwest Vision Partners, LLC is the tenant/lessee. They are a well-funded management group, focused on patient care, management assistance, and administrative support.
- Five (5) years remaining on primary lease term with minimal Landlord obligations and full reimbursement by Tenant of real estate taxes and insurance. Tenant maintains the premises.
- 10 years of options (two 5-year) at "Prevailing Market Rent."
- WSC is an ambulatory surgery center licensed and built to Department of Health, BNDD, and CLIA standards and certifications.
- Excellent office park location just 2.8 miles from Washington Mercy Hospital, a part of the 31-hospital Mercy Health system.



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Floor Plan

