

# FOR SALE >> 4110 COPPER RIDGE SUITE 210 | TRAVERSE CITY, MI 49684

## PROPERTY DESCRIPTION:

This 4,000sf medical office suite is a masterpiece with exquisite finishing touches. There are 5 operator rooms (2 still need cabinetry) that are plumbed for anesthesia, 2 private office with private full bathrooms, lead lined x-ray room, over sized conference room with kitchenette, large waiting area and breathtaking views from every room in this suite! Includes 4 parking spaces in parking garage.



<b>Suite Size</b>	4,000 SF
<b>Year Built</b>	2004
<b>Zoning</b>	Office   Medical
<b>Parking</b>	Plenty of Patient   Client Parking 4 Spaces in parking garage
<b>Features</b>	See list of features attached

<b>Asking Price</b>	\$975,000
<b>MLS Number</b>	1740852
<b>Financing</b>	Cash   Commercial Loan

>> **FOR ADDITIONAL INFORMATION CONTACT:** Rick Deneweth | 231.590.0066 | rdeneweth@threewest.net  
>> VISIT OUR WEBSITE FOR MORE INFORMATION AND PROPERTY PHOTOS  
>> 4020 Copper View | Suite 129 | Traverse City, MI 49684 | www.threewest.net

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>> AERIAL PHOTO



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## >> PROPERTY FEATURES

- 3 Entrances to the Suite
- 3 Finished Operatories with custom cabinetry
- 2 Unfinished Operatories that just need the cabinetry
- All 5 Operatories are plumbed for water and anesthesia gases (nitrous oxide and oxygen)
- 2 Recovery rooms plumbed with oxygen and suction
- Anesthesia Closet
- Sterilization Room
- Lead lined room for x-ray
- Dark Room for x-ray development
- 2 Private Offices each with a personal full bathroom
- Practice Manager Office (also has plumbing behind the walls)
- Large Conference room wired for sound system with Kitchenette (conference table will be included in sale)
- Breathtaking views from almost every room in the suite
- 4 Covered Parking Spaces in Parking Garage