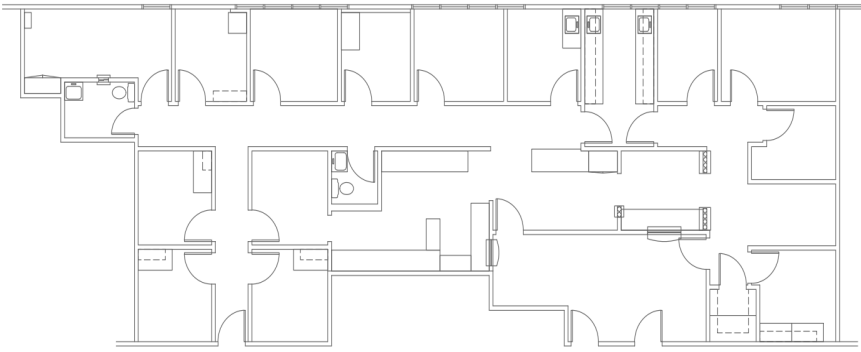


**For Sale: BANK OWNED Medical Office Condo**  
**750 Medical Center Court, #14, Chula Vista**  
**PRICE SLASHED: \$195,000 (\$80/SF) VACANT**

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**Huge Reduction!**  
**\$195,000 (\$80/SF)**

## Property Description

- ADDRESS: 750 Medical Center Court, #14, Chula Vista, CA 91911
- APN: 641-010-19-14
- CONDOMINIUM SIZE: 2,451 SF (part of a two story building)
- SPACE USE: Medical Office Condo (**VACANT**)
- ZONING: Commercial
- CONSTRUCTION: Steel / Plaster
- YEAR BUILT: 1980
- BUILDING USE: 100% Office
- PARKING: 5/1,000 (100 free parking spaces)
- HOA FEES\*: \$2,668.00/Month

\*HOA Fee includes electric, trash, maintenance, water, landscaping, and property ground lease payment.

## Property Highlights

Directly Across Street from Sharp Hospital/One Mile From 805 FWY  
Prior medical space can be configured to various medical uses;

**PRICE SLASHED: \$195,000 (\$80/SF);**

Sharp Hospital & nearby medical offices create synergistic opportunities and a built in referral system;

Condo/Building are on ground lease. There are approximately 24 years left on the ground lease that is paid by the Association.

**DAVID B. ROSENTHAL**

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David is recognized by LoopNet "as a top Orange County Deal Maker."

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