

LICENSED CLASS "A" SURGERY CENTER



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PRICE REDUCED!



1121 First Street South, Winter Haven, Florida
NAWADA PLASTIC & COSMETIC SURGERY CENTER

Property Information

SIZE

6,800 SF Standalone Building including a 1,924 SF surgery center on 0.859 Acres

PRICE

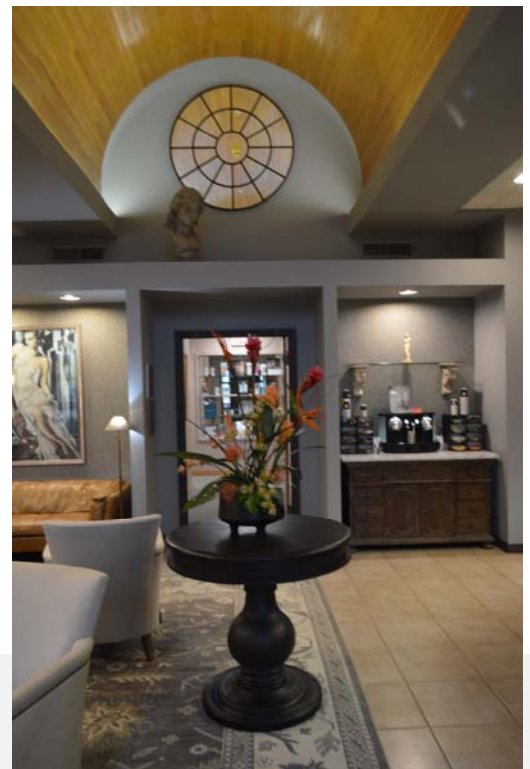
\$2,200,000.00 - **PRICE REDUCED!**

FEATURES

- Licensed Surgical Center (AHCA & Medicare)
- Includes Existing Practice that Purchaser can Take Over
- 23 Parking Spaces
- Fully-Equipped Surgical Suite
- Elegantly Designed and Decorated

AREA

- This is in an area of high traffic volume (20,500 vehicles/day with great visibility.)
- Located just north of BayCare Women's Hospital and just south of Winter Haven Citi Centre.



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Beautiful Class "A" Licensed Surgery Center

Winter Haven, Florida

DESCRIPTION:	Top quality facility built by prominent plastic surgeon who is now re-tiring. It is tastefully decorated, well-maintained and beautifully landscaped. The ambulatory surgical center is state-licensed and CMS certified. Includes existing practice that purchaser can take over.
LOCATION:	1121 First Street South, Winter Haven, Florida. This is in the center of all commercial, medical and financial activity in Winter Haven with 20,500 vehicles per day.
SITE:	6,800 SF Standalone Building including a 1,924 SF licensed surgery center (AHCA & Medicare) on 0.859 Acres. Original office and clinic was built in 1992 with surgery center added in 2001. Building is fully equipped. Diesel backup power generator. 23 parking spaces.
INGRESS & EGRESS:	Access from First Street South (southbound traffic).
UTILITIES:	Water, sewer, telephone, gas and electric available.
ZONING:	City of Winter Haven. Commercial Highway (C-3) Zoning.
EMERGENCY:	Fire, Police, and ambulance service available to the site.
PRICE:	\$2,200,000.00 - PRICE REDUCED!

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AMBULATORY SURGERY CENTER LICENSING INFORMATION

- The subject property is currently licensed as an Ambulatory Surgical Center.
- The license became effective on November 13, 2001, and has been renewed since that time, with a current expiration date of November 12, 2019.
- The Ambulatory Surgical Center is licensed by the State of Florida and CMS-certified (Medicare). Annual inspection is performed by Agency for Health Care Administration and by CMS.
- Currently, Riteway Services provides the Life Safety ASC Services to review and make sure the surgery center is kept in compliance. A dedicated Safety Manager from Riteway comes to the facility weekly to verify the center's current compliance and makes any mechanical updates or repairs necessary to maintain compliance.

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