

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue square with a yellow and red horizontal stripe at the bottom.

Accelerating success.



# Medical Office For Sale or Lease

2170 E Bidwell Street  
Folsom, CA

## Scott Bennett

Executive Vice President  
+1 916 563 3013  
[scott.bennett@colliers.com](mailto:scott.bennett@colliers.com)  
CA Lic. 01351389



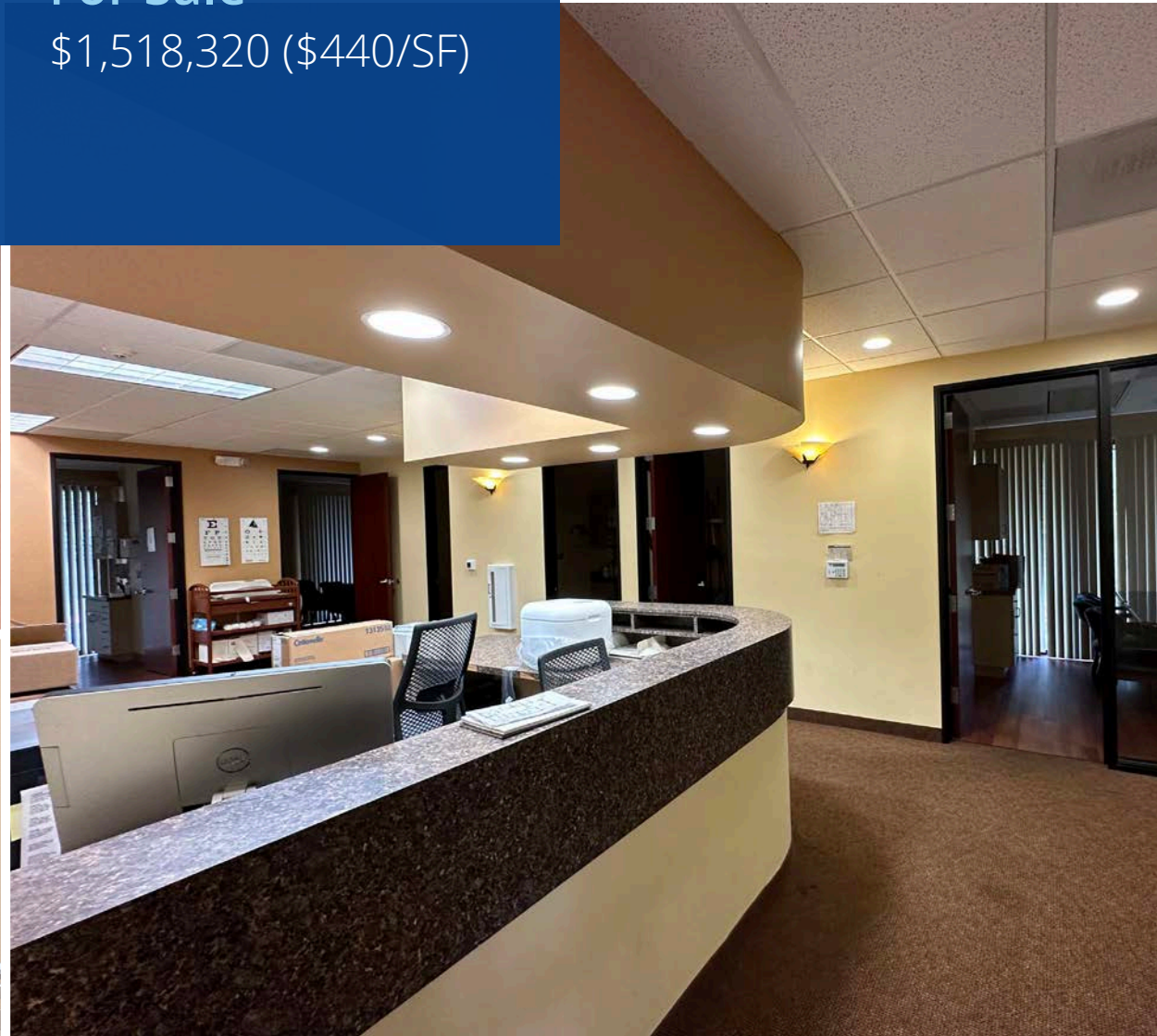
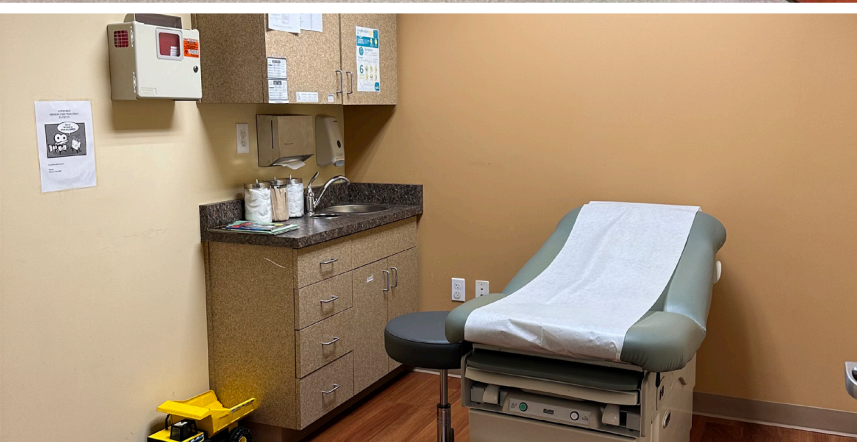
# Property Details

The property is located in the Vintage at Folsom Professional Center. This is a central Folsom location with easy access to The Palladio and the E. Bidwell retail district. The building features elegant brick construction along with well manicured landscaping and monument signage.

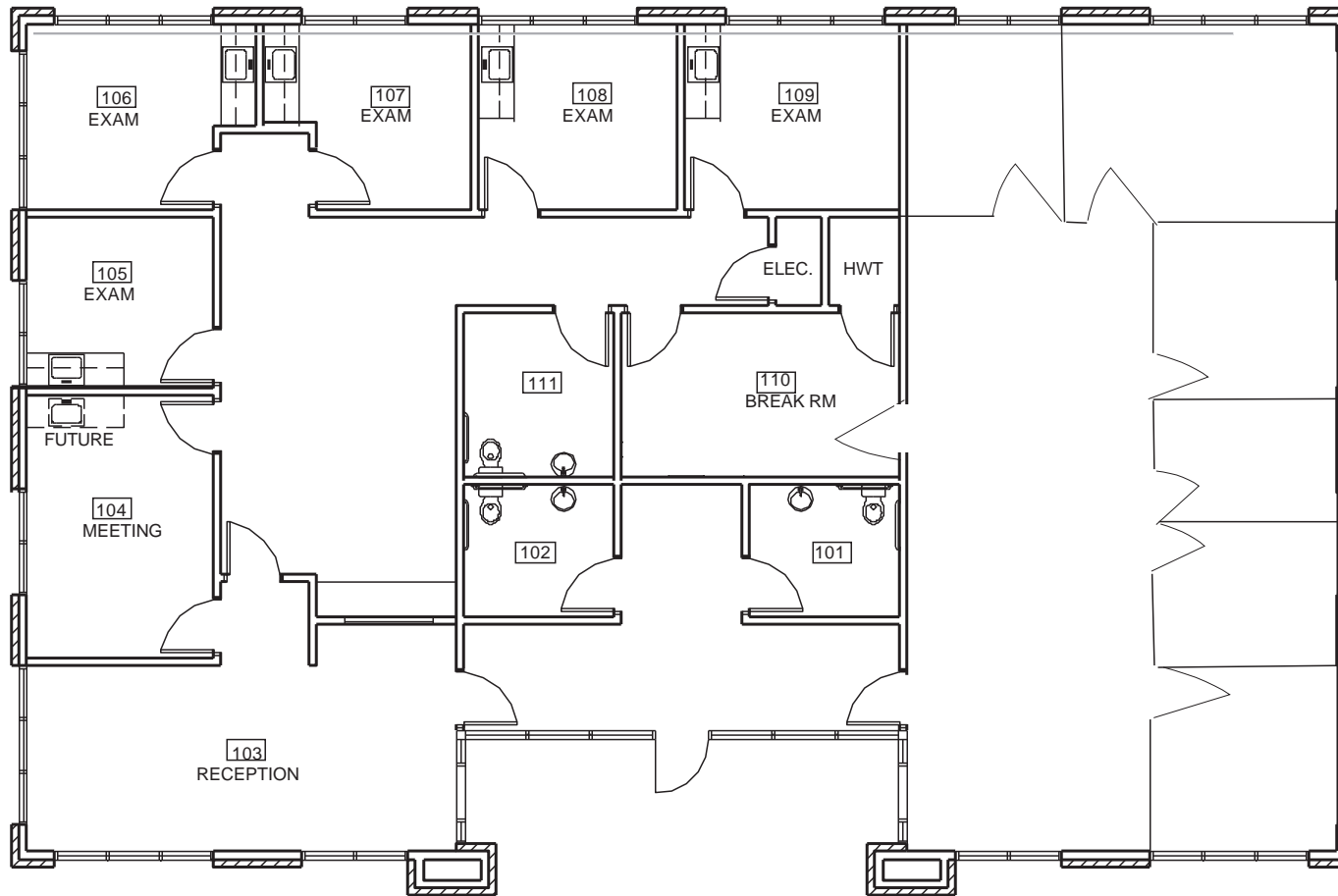
- » ±3,450 SF turnkey medical office
- » Improvements are in excellent condition
- » Easily divisible into two suites
- » Extremely desirable location within the Vintage at Folsom Professional Center
- » East Bidwell visibility/ frontage
- » Original owner

## For Sale

\$1,518,320 (\$440/SF)



# Floor Plan



\*Each room of the suite on the right does have sinks which are not indicated on the floor plan

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2022. All rights reserved.



# Amenities Within 2 Miles

## Retail



## Food

