

Sale of Psychiatric Practice, Office Building, and Business Name  
Selling Price: \$599,000

Center Parkway Mental Health Services  
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### **About the Building and Equipment**

Along with my practice/business, I want to sell the building/physical plant. The building is gray brick and is 2,820 square feet in size. The main building is 1,736 square feet and the two garages are 530 square feet each. The lot is approximately one-half acre. The parking lot is asphalt and has 8 parking slots along with two garages. The landscaping is ivy and berms with bark as a base and 13 trees. As the ivy matures, it will grow up the building and up and over the block wall across the back of the property. There are two privacy berms in front of the building and one large berm across the back. The building was completed in 2006 so all plants, shrubs, and trees are in the beginning stages of growth. The building has five French doors including the main entrance door that opens to the outside. These provide light and easy access to each main room in the building. The outside night lighting is from carriage lights across the front and back of the building. The front of the building has insets to protect from the weather. There are 4 water spigots and 4 electric outlets on the outside of the building, a set of 2 in the front and 2 in the back. The building is divided into two separate sides. Each side has its own furnace, thermostat control, utilities (water and heat), telephone system, fax machine, paper shredder, step ladder, television, CD player piped to every room, a secretary chair, a table with 6 chairs, refrigerator, microwave, dishwasher, beige leather couch and 2 wicker chairs. Each side has a business office with a privacy window to the waiting room, a tiled bathroom with a walk-in shower, a combination kitchen/conference room, a clinical office with a fireplace, and a large single garage.

Both sides of the building share a waiting room with a fireplace, 2 black leather couches, a coffee table and 2 end tables (wrought iron with stone tops). CD music for waiting room and outside area are controlled from one side of the building. Outside watering and maintenance are shared by both sides. The floor of the building is exposed aggregate and tile throughout. The drapes throughout are from the ceiling down and overhang onto the floor. They are all heavy and lined to protect from the weather. They are multi-colored to allow for a variety of interior decor color choices. The walls are painted soft beige. Cabinets go to the ceiling to allow for extra storage. Everything inside and outside the building is designed for low maintenance, easy care, and comfort.