

PARADISE VALLEY SUBMARKET

**FOR SALE**

**±2,385 SF**

**PARADISE VALLEY OFFICE SUITES - OFFICE/MEDICAL CONDOMINIUM**

11030 N TATUM BLVD | SUITE 102F | PHOENIX, ARIZONA 85028

**\$954,000.00**



For additional information or to schedule a tour please contact



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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

**PROPERTY INFORMATION**

**PRICE:** \$954,000.00 (±\$400/sf)

**SIZE:** ±2,385 sf single story office/medical condominium

**FEATURES:**

- High exposure to Tatum Blvd Traffic (Approximately 35,000 vehicles per day)
- Remodeled 2020 (New flooring, paint on walls and door trim)
- Spacious bright lobby, waiting & kids' area
- Reception counter
- Three (3) private offices
- Five (5) treatment rooms
- X-Ray room with lead walls
- One (1) therapy room
- Open flex/rehab area
- One (1) storage room
- Two (2) ADA restrooms
- Convenient pull-up parking

**PARKING:** Eight (8) spaces including three (3) covered reserved spaces

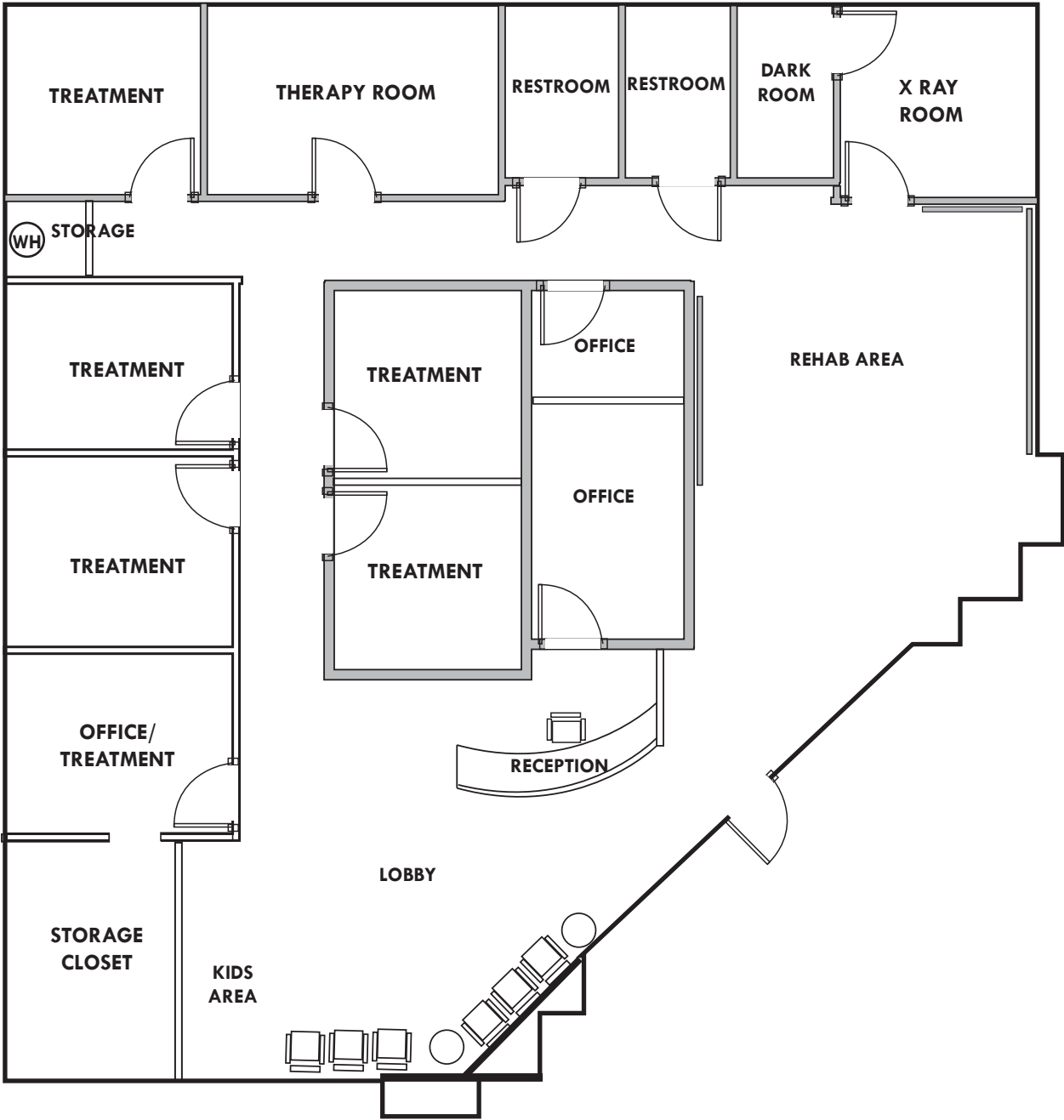
**YEAR BUILT:** 2003

**2025 R.E. TAXES:** \$5,598.58 (APN 167-66-086)

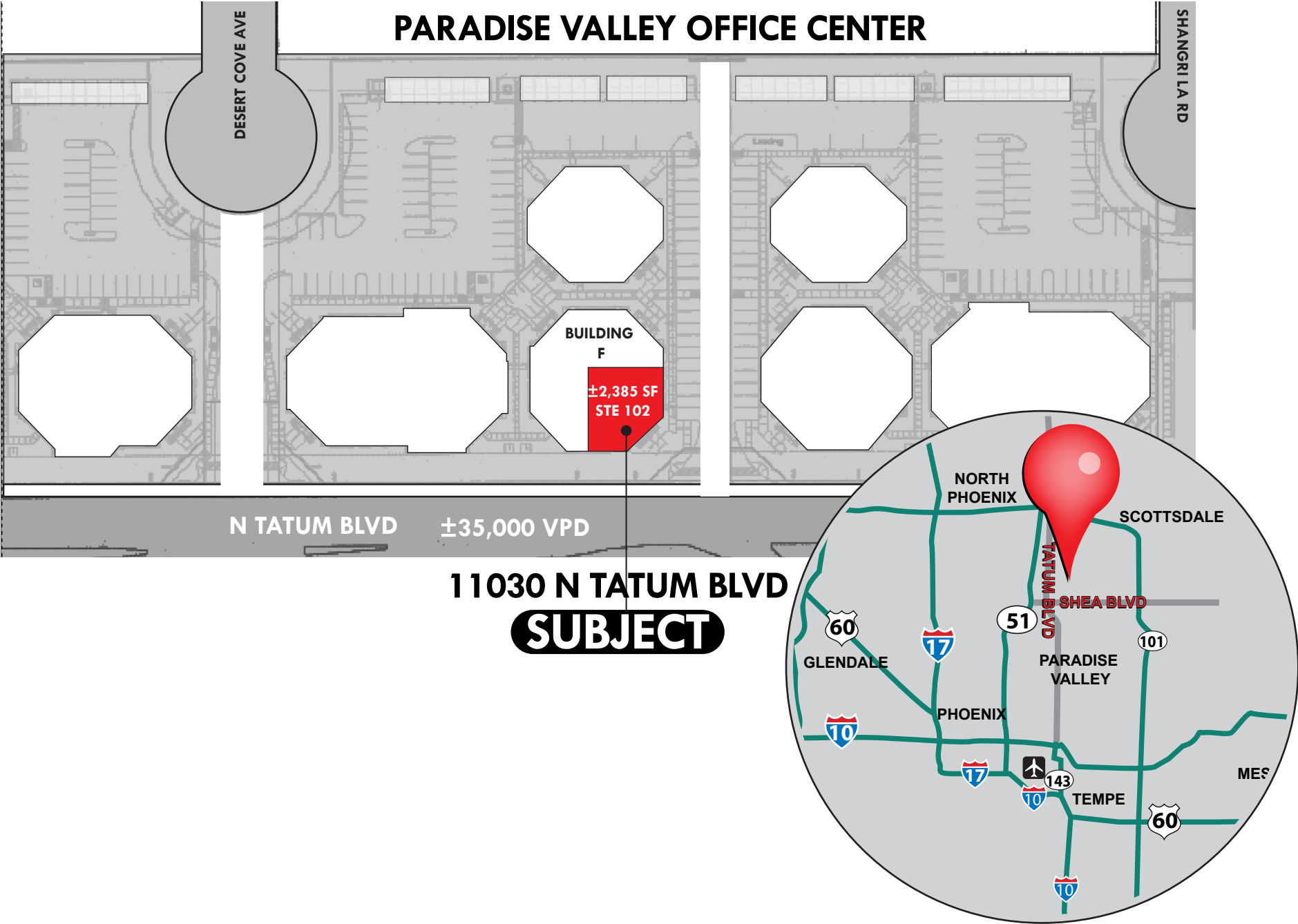
**ZONING:** R-O, City of Phoenix

**EXCELLENT HIGH EXPOSURE TATUM BLVD. VISIBILITY!**





**NOT TO SCALE** All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.



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