

NORTHWEST PHOENIX SUBMARKET

FOR SALE

±13,660 SF

MEDICAL OFFICE INVESTMENT - SINGLE TENANT

1212 WEST CAMELBACK | PHOENIX, AZ | 85013

±7.25 CAP
\$3,900,000

EXCELLENT CAMELBACK ROAD VISIBILITY

VALLEY METRO RAIL

FOR ADDITIONAL INFORMATION 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 DETAILS

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PURCHASE PRICE: \$3,900,000.00 (±\$285.50/SF)

SIZE: ±13,660 SF TWO-STORY OFFICE:
- FIRST FLOOR: ±6,000 SF
- SECOND FLOOR: ±7,660 SF

FEATURES:

- 100% OCCUPIED
- EXTENSIVE RENOVATIONS BY OWNER/USER IN 2020, TO INCLUDE NEW FLOORING AND FINISHES. INTERIOR GLASS AND OPEN DUCTWORK PROVIDE A CLEAN, OPEN, CONTEMPORARY FEEL TO THE SPACE.
- OPEN AIR COURTYARD IN CENTER OF BUILDING WITH GREEN TURF FOR RELAXING OR PLAY AREA
- ONE (1) ELEVATOR
- YEAR BUILT: 1984
- LAND: ±1.0 ACRE LOT (±41,488 SF) (MARICOPA COUNTY ASSESSOR)
- PARKING RATIO: 3.95/1,000. 54 PARKING STALLS (INCLUDES 8 COVERED RESERVED PARKING STALLS AND EXTRA LAND FOR PARKING OR PLAYGROUND)
- PARCEL #: 156-41-134B, 156-41-070A
- 2024 TAXES: \$16,035.66 (\$1.17/SF)
- ZONING: C-2/P-1, CITY OF PHOENIX



IMAGES

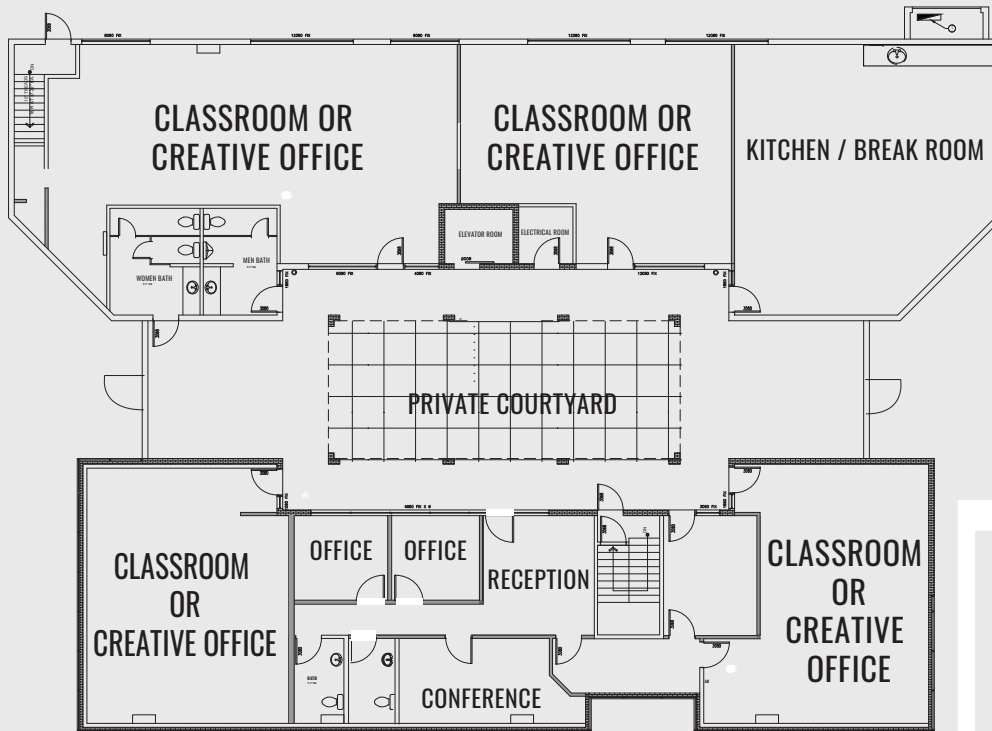
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FLOOR PLANS

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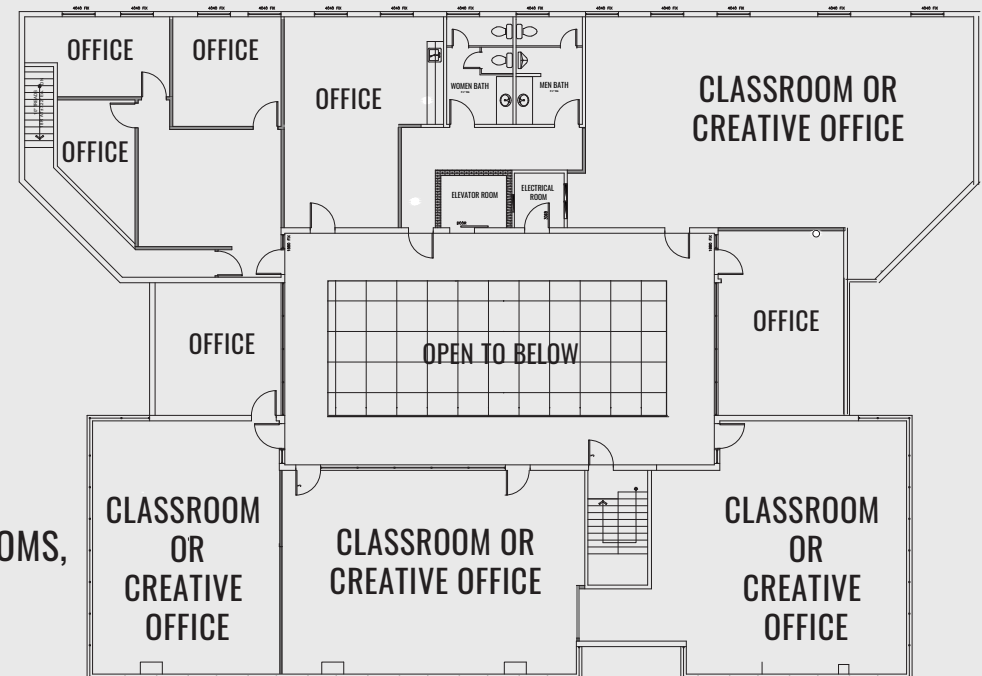


FIRST FLOOR:

- 6,000± SF
- INCLUDES LOBBY, CENTRAL COURTYARD, RECEPTION, CONFERENCE ROOM, TWO (2) OFFICES, FOUR (4) CLASSROOMS OR OPEN CREATIVE OFFICES
- MULTIPLE RESTROOMS
- ONE (1) ELEVATOR

SECOND FLOOR:

- 7,660± SF
- INCLUDES CONFERENCE, SIX (6) OFFICES, FOUR (4) CLASSROOMS OR OPEN CREATIVE OFFICES, TWO (2) RESTROOMS, BALCONY OVERLOOKING THE COURTYARD
- ONE (1) ELEVATOR



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.

AERIAL

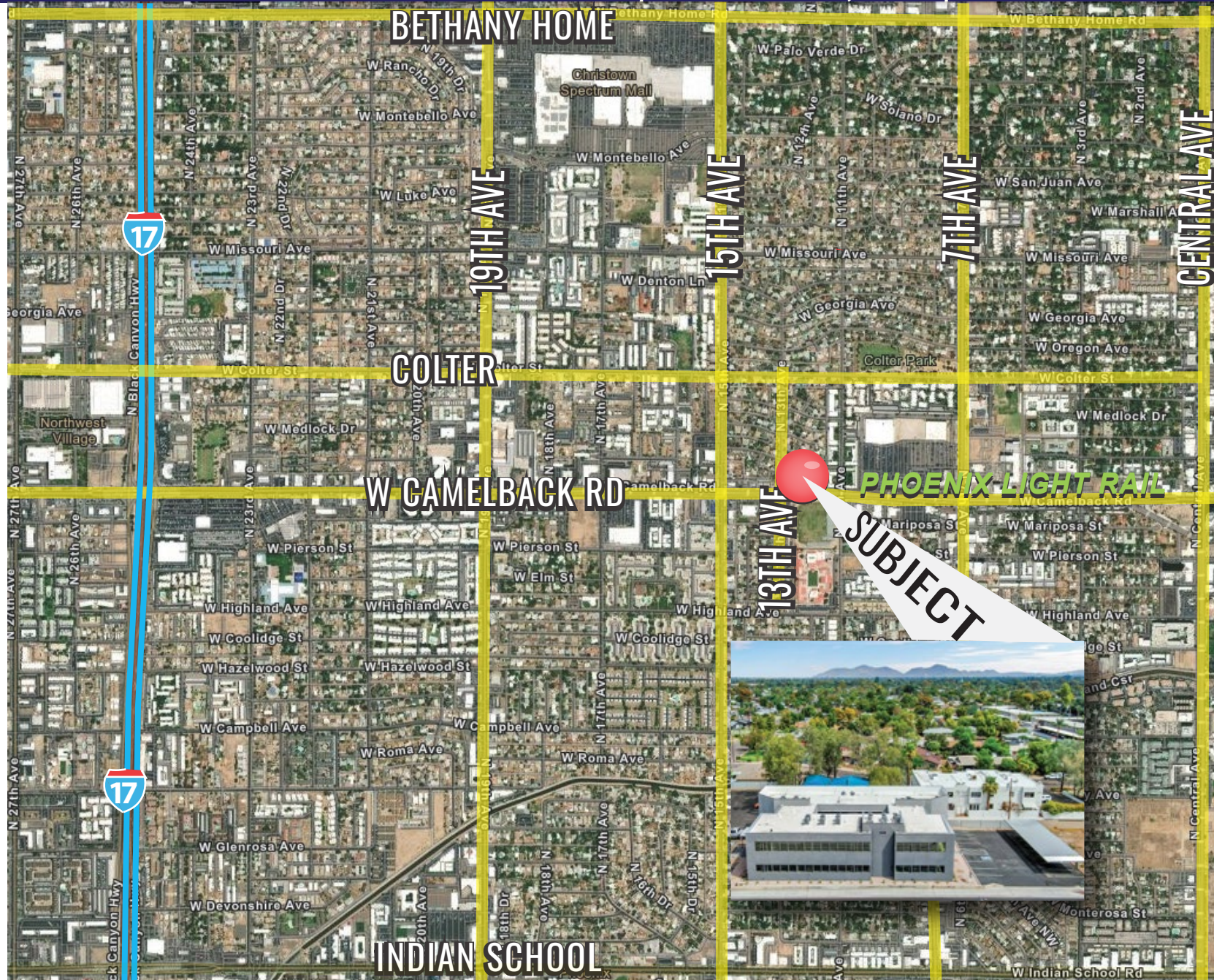
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LOCATION MAP

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