

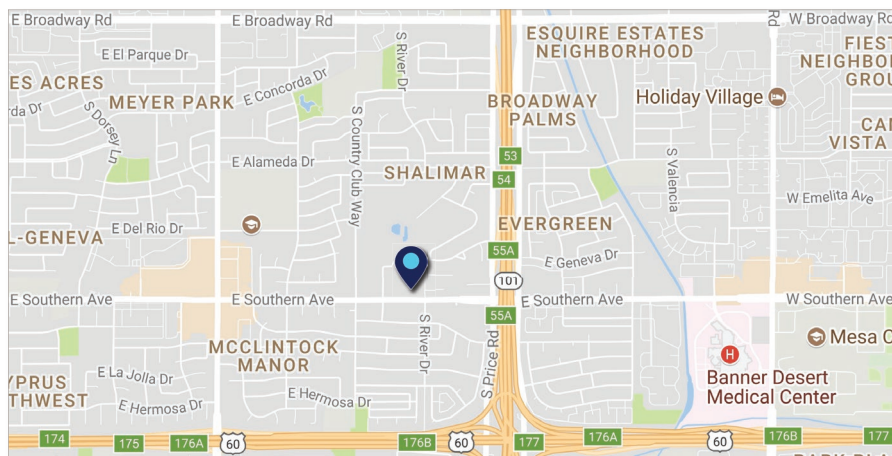


**SHALIMAR FOUNTAINS**

**2076 E SOUTHERN AVENUE, C-104  
TEMPE, AZ 85282**

***Rare opportunity to purchase in Shalimar Fountains!***

- Desirable Tempe Location
- Built-Out Dental Condo  
*(Easily Converted to General Office Space)*
- Some Equipment Included
- Proven Long-Term Dental Location
- Easy Access to Loop-101 Price Freeway



YEAR BUILT	1983
TYPE	Medical
AVAILABILITY	1,200 SF
SALE PRICE	\$216,000.00
LEASE RATE	\$14/SF (NNN)
PARKING	Ample
APN	133-47-512
ZONING	R-O, Tempe

Partnership. Performance.

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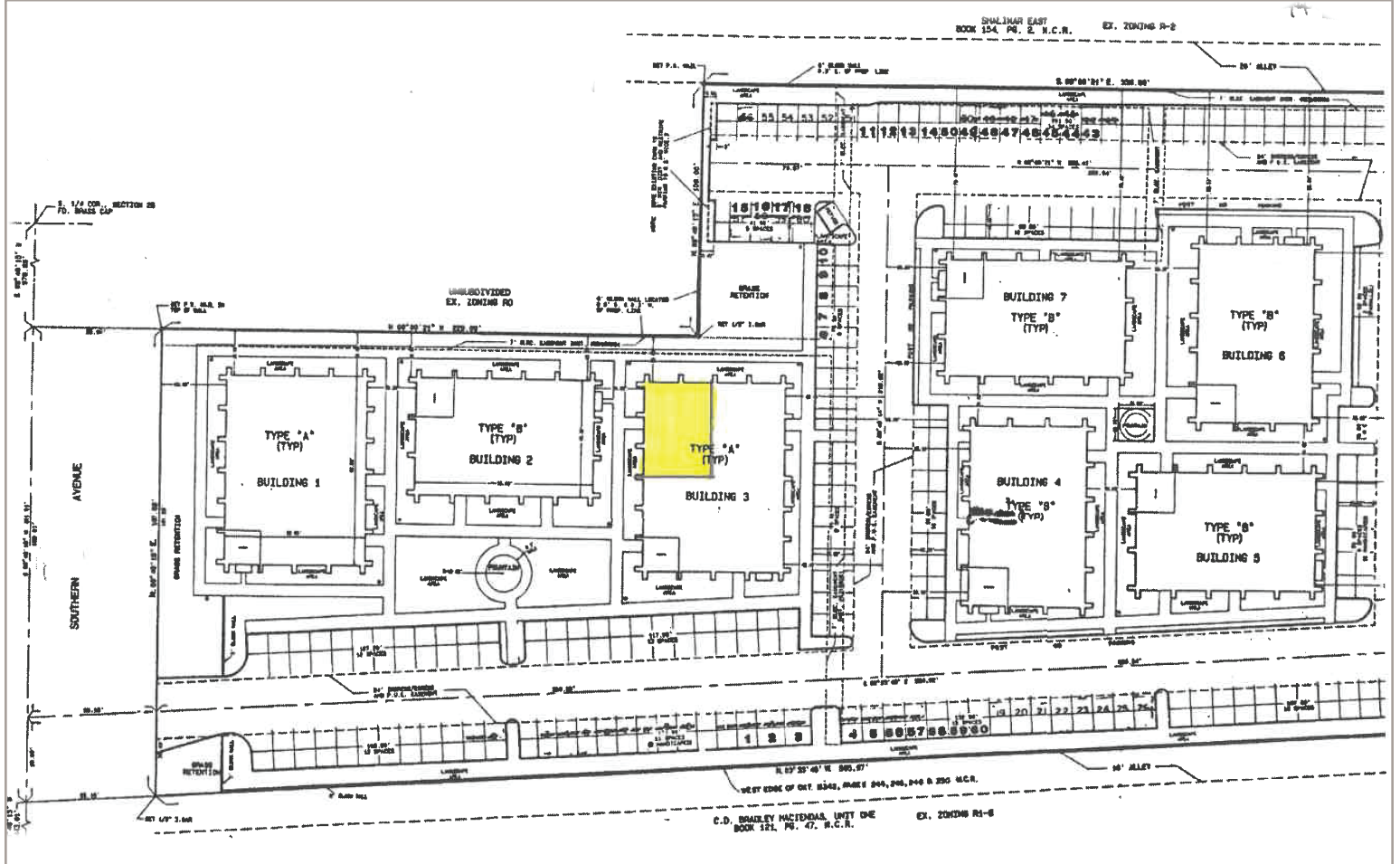
## EXTERIOR PHOTOS



## INTERIOR PHOTOS



## SITE PLAN



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## REGIONAL MAP



## AERIAL

