



**END CAP UNIT**  
**HIGH-END FINISHES**  
**SECURE OUTSIDE STORAGE**

**±4,994 SF CONDO FOR SALE**

**21501 N. 78TH AVENUE**  
**SUITE 100**

**PEORIA | ARIZONA 85382**

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HIGH-END FINISHES

SECURE OUTSIDE STORAGE



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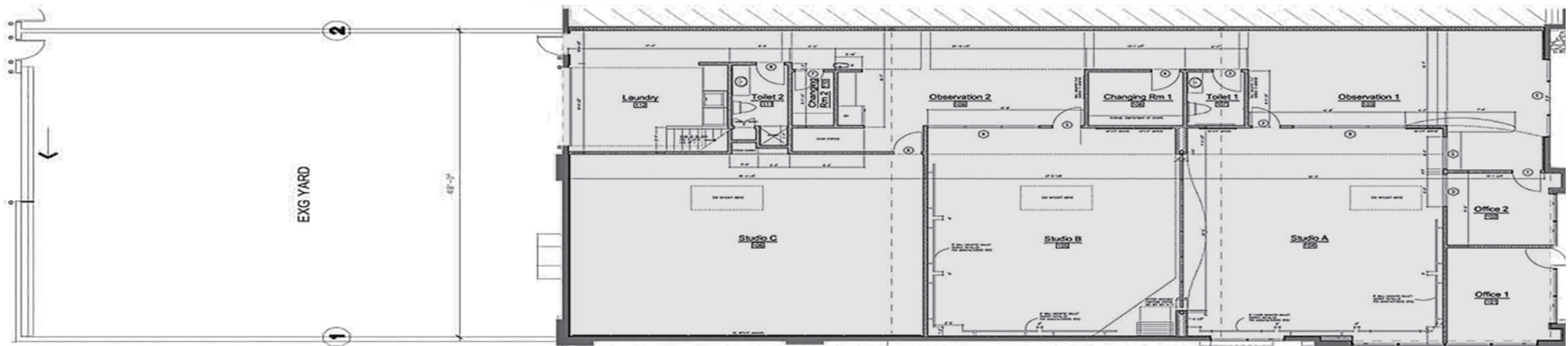
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## PROPERTY FEATURES

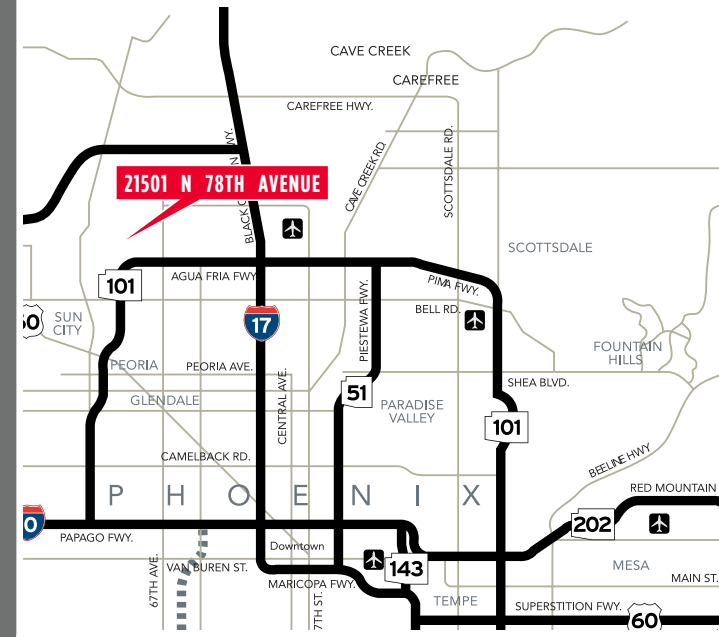
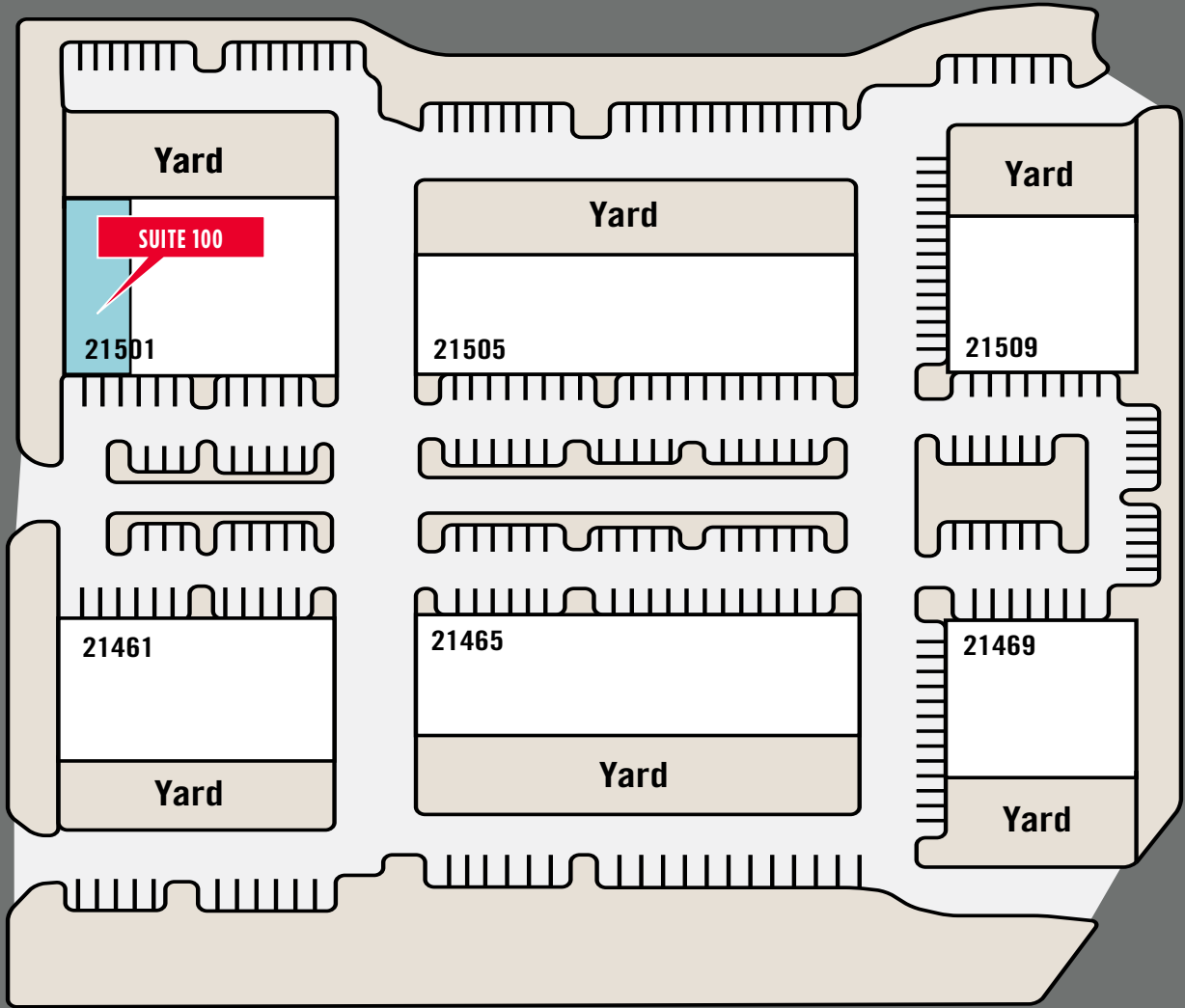
- ±4,994 SF Condo Unit
- 100% Office Buildout - currently being used as a dance studio
- Reception with desk
- 2 Offices (one office has own entrance)
- 3 large rooms (2 rooms divided by accordion wall)
- 2 restrooms
- 2 changing rooms
- Large mezzanine storage
- ±2,800 SF yard area - fully fenced with rolling gate
- PUD Zoning, City of Peoria - flexible zoning that allows for industrial, retail and office
- 250 AMPs 120/208 3Ph
- Fully Sprinklered
- End Cap location

## PROJECT FEATURES

- ±49,681 SF Project
- Prestigious Arrowhead Ranch location
- 2008 Construction
- Fenced Yards
- Ideal for Retail and Industrial Tenants
- Excellent Freeway Access - Loop 101
- Ample Parking at 5:1,000
- Close Proximity to Arrowhead Towne Center Mall
- Located at 75th Avenue & Deer Valley Road

**PRICE REDUCED: ~~\$825,000~~ \$795,000**

[CLICK HERE TO VIEW VIRTUAL TOUR](#)



TOTAL SPACE

**±4,994 SF**

HIGH END FINISHES

MEZZANINE

**±250 SF**

100% HVAC

OUTSIDE STORAGE

**±2,800 SF**

ROLLING GATE