

# ROYAL PALM PROFESSIONAL

8618 N. 35TH AVENUE | PHOENIX, AZ 85051

MEDICAL OFFICE INVESTMENT OPPORTUNITY



## Medical Office Building Investment Opportunity

- Three Tenant Medical Building - 100% Occupied
- CAP Rate - 8.65%
- Sale Price: \$950,000 (\$93.86 PSF)
- Yr. 1 NOI 01/01/18 - 12/31/18: \$82,217.03

For More Information, Fill Out and Return the  
Attached Confidentiality Agreement:

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## Property Profile

Royal Palm Professional Plaza is a garden-style medical office building located in Black Canyon Corridor along 35th Ave, just south of Dunlap Rd, and in close proximity to four major hospitals: John C. Lincoln North Mountain, Thunderbird Samaritan Hospital, Phoenix Baptist Hospital, and John C. Lincoln Deer Valley. The property was constructed using red brick construction and a standing-seem steel roof. The building features an interior courtyard with wrought iron security gates, and is surrounded by mature oleanders, citrus trees and palms.

<b>Size:</b>	±10,121 SF
<b>Type:</b>	Class C/1-Story Medical Office Building
<b>Year Built:</b>	1986
<b>Zoning:</b>	C-O, City of Phoenix
<b>Tax Parcel No:</b>	150-15-170F, 150-15-170J
<b>Lot Size:</b>	±40,250 SF
<b>Parking Ratio:</b>	4.8/1,000 SF
<b>Roof:</b>	Metal - Good Condition
<b>Fire Sprinklered:</b>	No
<b>Building Access:</b>	24/7
<b>Electric Service Entrance Section/Power/Amps:</b>	To be determined
<b>Common Area Restrooms:</b>	None
<b>Existing Electric Meters:</b>	1 meter per building
<b>HVAC:</b>	10 Units, of Which 7 are Less Than 5 Years Old
<b>Load Factor:</b>	None
<b>Utility Services:</b>	Water & Sewer - City of Scottsdale Electric - Arizona Public Service Cox and Century Link are available for phone and internet.



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