

BUILDING TOTAL ±6,087 SF

±4,068 SF - OWNER/USER OR VALUE ADD OPPORTUNITY

±2,019 SF - DENTAL OFFICE TENANT

6.00/1,000 PARKING (36 TOTAL PARKING SPACES)



MEDICAL OFFICE SALE OPPORTUNITY

SOUTH MOUNTAIN MEDICAL & DENTAL CENTER

4950 E ELLIOTT ROAD, PHOENIX, AZ 85044

CURTIS CHICKERNEO

Director

+ 1 602 229 5932

curtis.chickerno@cushwake.com



THE OFFERING



PROPERTY DETAILS

SALE PRICE
\$1,500,000

PRICE / SF
\$246.43

BUILDING TOTAL SF:

±6,087 SF

±4,068 SF - Owner/User or Value Add Opportunity

±2,019 SF - Dental Office Tenant

NOI - \$34,847.94

Lease Expiration - 09/30/24



PROPERTY HIGHLIGHTS

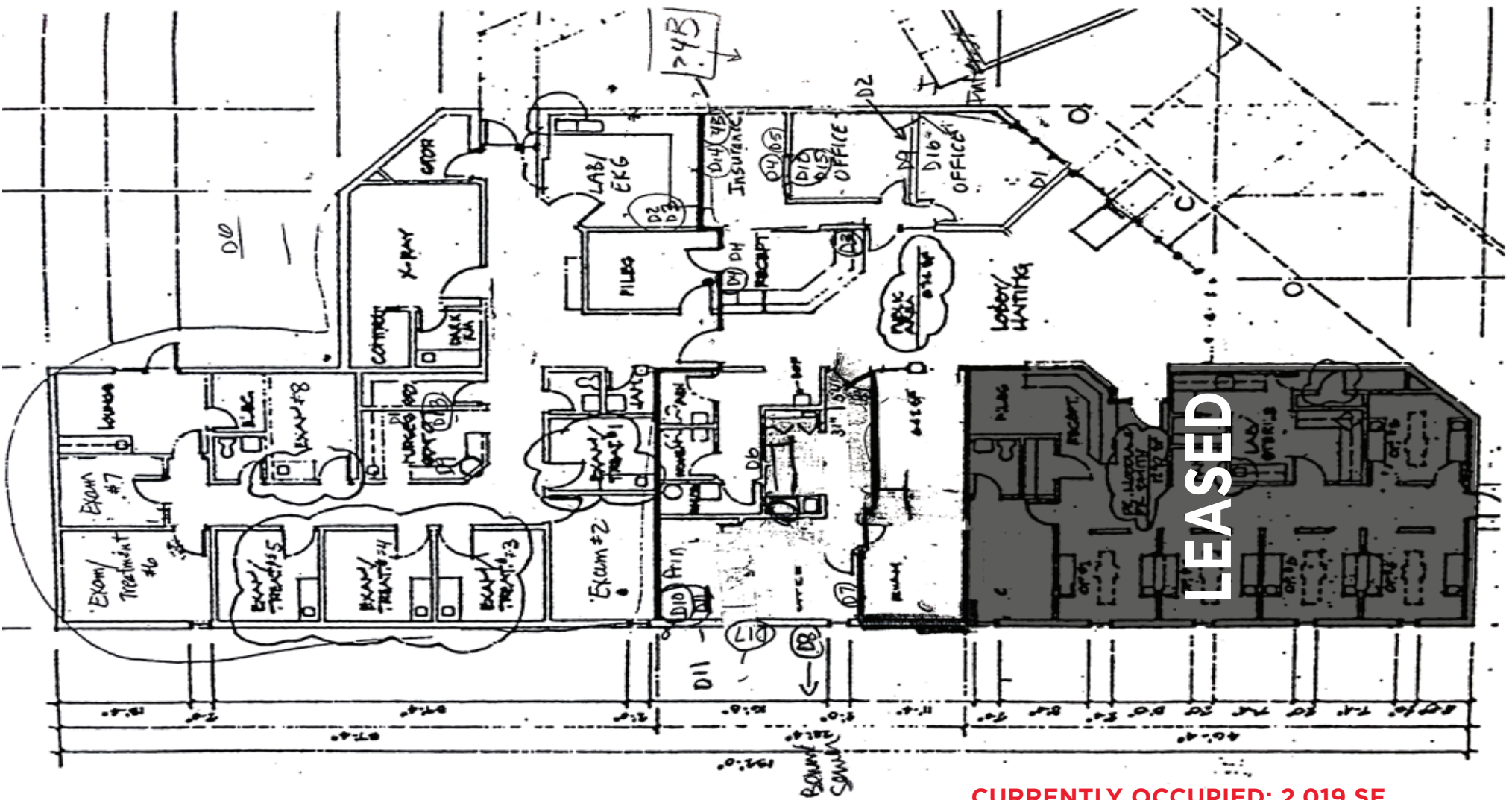
THE PROPERTY

- Class C, medical office property located in South Tempe / Ahwatukee.
- 2,019 SF currently occupied (Lease Expiration 09/30/2024)
- 4,068 SF available for Owner/User
- ±6,087 SF constructed in 1984.
- Excellent freeway access with I-10 Maricopa Freeway lying approximately 0.6 miles to the east.



FLOOR PLAN

AVAILABLE FOR OWNER/ USER: 4,068 SF



CURRENTLY OCCUPIED: 2,019 SF

NOI = \$34,847.94

LEASE EXPIRATION: 09/30/24

SALE OPPORTUNITY

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