

For Purchase or Lease

Dental/Medical Office Space

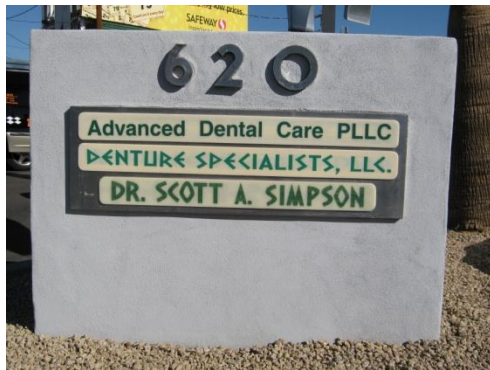
620 East Butler Road
Phoenix AZ 85020

Overview:

Garden Style Medical/Dental office space available for purchase or lease. Ideal as owner-user building or as an investment opportunity with dental tenant in place. Great existing Dental build-out with monument signage.

Property Location & Summary:

The property is located in the Sunnyslope submarket of the Phoenix metropolitan area and is in excellent condition. At 4,127 square feet, per assessor, it has 3 suites of 1521sf, 1102sf & 1338sf. Suites are plumbed for medical gases and vacuum. Carpets and walls are clean and the build-out is perfect for the average medical or dental practice. The property is located on Butler, 1 block west of 7th Street with good visibility from the street. The large lot allows for plenty of parking on and off site. It is conveniently located near the John C. Lincoln Hospital and .5 mile south of the intersection of 7th Street and Dunlap. The property has easy access to both the 51 and I17.



Purchase Price: \$395,125.00
Lease Rate: \$10/NNN

APN: 160-48-045-C
Suites: 3 individually metered suites. 1 currently occupied.
SF: 4,127 Gross per Assessor
Lot Size: 13,369
Level: Single Level
Usage: Medical/Dental
Unit Type: Detached
Subdivision: NORTH TOWN TRACT C

Highlights

- _ 4,127 Gross Square Feet
- _ 10 Operatories
- _ 3 Bathrooms
- _ Plumbed For Medical Gases & Vacuum
- _ Perfect for up to Three Dentists
- _ Functional Build-Out
- _ Monument Signage on Butler
- _ Garden-Like Landscaping
- _ Distinctive Architectural Style



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